Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode: 64 Heathmont Road, Heathmont Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $829,000

Median sale price

Median price: $1,165,000 Property Type: House Suburb: Heathmont

Period - From: 01/10/2025 to: 31/12/2025 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	79 Heathmont Rd HEATHMONT 3135	$820,000	20/02/2026
2	13 Inez Av RINGWOOD 3134	$825,000	20/11/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 02/03/2026 09:39

64 Heathmont Road, Heathmont Vic 3135

JellisCraig

Alan Hodges
9870 6211
0402 767 200
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4 1 1

Property Type: House
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$829,000
Median House Price
December quarter 2025: $1,165,000

Comparable Properties



79 Heathmont Rd HEATHMONT 3135 (REI)

2 1 2

Price: $820,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 683 sqm approx

Agent Comments



13 Inez Av RINGWOOD 3134 (VG)

3 - -

Price: $825,000
Method: Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

REIV THE DIFFERENCE

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