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	11 Mountain View Road, Heathmont Vic 3135

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	15 Lena Gr HEATHMONT 3135	$1,385,000	19/02/2026
2	3 Washusen Rd HEATHMONT 3135	$1,280,000	29/11/2025
3	12 Devon Av HEATHMONT 3135	$1,300,000	08/11/2025

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: 25/02/2026 08:07

11 Mountain View Road, Heathmont Vic 3135

JellisCraig

Stephen Le Get
9908 5700
0438 558 870
stephenleget@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 832 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
December quarter 2025: $1,165,000

Comparable Properties



15 Lena Gr HEATHMONT 3135 (REI)

4 2 2

Price: $1,385,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 448 sqm approx

Agent Comments



3 Washusen Rd HEATHMONT 3135 (REI)

4 2 2

Price: $1,280,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments



12 Devon Av HEATHMONT 3135 (REI/VG)

3 2 1

Price: $1,300,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE | propertydata.com.au

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