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: 21 Westmore Drive, Heathmont Vic 3135

Indicative selling price

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

Range between: $1,050,000 & $1,100,000

Median sale price

Median price: $1,120,000 Property Type: House Suburb: Heathmont

Period - From: 01/01/2025 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	20 Bellbird Dr WANTIRNA 3152	$1,143,000	08/11/2025
2	1 Lowen Av HEATHMONT 3135	$1,030,000	27/10/2025
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: 16/03/2026 15:16

21 Westmore Drive, Heathmont Vic 3135

JellisCraig

Annie Shih
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4 2 2

Property Type: House
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,100,000
Median House Price
Year ending December 2025: $1,120,000

Comparable Properties



20 Bellbird Dr WANTIRNA 3152 (REI/VG)

4 2 2

Price: $1,143,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



1 Lowen Av HEATHMONT 3135 (REI/VG)

5 1 1

Price: $1,030,000
Method: Private Sale
Date: 27/10/2025
Property Type: House
Land Size: 651 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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