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	35a Royal Avenue, Heathmont Vic 3135

Indicative selling price

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

Range between $570,000 & $620,000

Median sale price

Median price $1,075,000 Property Type House Suburb Heathmont

Period - From 01/07/2025 to 30/06/2026 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	10 Fremont St HEATHMONT 3135	$610,000	24/04/2026
2			
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: 04/08/2026 08:14

35a Royal Avenue, Heathmont Vic 3135

JellisCraig

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

Indicative Selling Price
$570,000 - $620,000
Median House Price
Year ending June 2026: $1,075,000



Property Type: Land
Land Size: 502 sqm approx

Agent Comments

Comparable Properties



10 Fremont St HEATHMONT 3135 (REI)

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Price: $610,000
Method: Private Sale
Date: 24/04/2026
Property Type: Land
Land Size: 357 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.

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

REIV THE DIFFERENCE

propertydata.com.au

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