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	2/16 JOEL COURT HEATHMONT VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$820,000	&	$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$775,000	Property type	Unit	Suburb	Heathmont
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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 6 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
250 CANTERBURY ROAD HEATHMONT VIC 3135	$883,000	05-Aug-25
4 ERICA CRESCENT HEATHMONT VIC 3135	$890,000	12-Dec-25
31 MYRTLE AVENUE HEATHMONT VIC 3135	$862,000	24-Dec-25

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 6 months.~~

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250 CANTERBURY ROAD HEATHMONT VIC 3135

3 2 1

Sold Price **$883,000** Sold Date **05-Aug-25**

Distance **0.59km**



4 ERICA CRESCENT HEATHMONT VIC 3135

3 2 2

Sold Price RS **$890,000** Sold Date **12-Dec-25**

Distance **0.14km**



31 MYRTLE AVENUE HEATHMONT VIC 3135

2 1 2

Sold Price RS **$862,000** Sold Date **24-Dec-25**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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