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	3 Neil Street, Heathmont Vic 3135

Indicative selling price

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

Single price $789,000

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	47a Viviani Cr HEATHMONT 3135	$806,000	24/03/2026
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: 13/08/2026 09:39

3 Neil Street, Heathmont Vic 3135

Jacob McGlinchey
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3 1 2

Property Type: House
Land Size: 375 sqm approx

Agent Comments

Indicative Selling Price
$789,000
Median House Price
Year ending June 2026: $1,075,000

Comparable Properties



47a Viviani Cr HEATHMONT 3135 (REI/VG)

3 1 1

Price: $806,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 309 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.

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