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	1 Golf View Road, Heatherton VIC 3202

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,100,000 Property Type House Suburb Heatherton

Period - From 09/11/2024 to 08/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 Golf View Road Heatherton VIC 3202	$1,050,000	12/03/2025
44 Nicholas Grove Heatherton VIC 3202	$890,000	03/04/2025
6 Byng Avenue, Heatherton, Vic 3202	$865,000	09/04/2025

This Statement of Information was prepared on: 09/05/2025