Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	1/10 Joel Court, Heathmont Vic 3135

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $741,250 Property Type Unit Suburb Heathmont

Period - From 01/07/2024 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	12/292-294 Canterbury Rd HEATHMONT 3135	$725,000	11/03/2025
2	1/39 Clarence Rd WANTIRNA 3152	$640,000	17/06/2025
3	1/9 Selkirk Av WANTIRNA 3152	$760,000	12/04/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14/08/2025 14:29

1/10 Joel Court, Heathmont Vic 3135



4 1 1

Property Type: Unit
Land Size: 319 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending June 2025: $741,250

Comparable Properties

12/292-294 Canterbury Rd HEATHMONT 3135 (REI)

3 2 2

Price: $725,000
Method:
Date: 11/03/2025
Property Type: Unit

Agent Comments



1/39 Clarence Rd WANTIRNA 3152 (VG)

4 2 2

Price: $640,000
Method: Sale
Date: 17/06/2025
Property Type: Strata Unit/Flat

Agent Comments



1/9 Selkirk Av WANTIRNA 3152 (REI/VG)

4 2 2

Price: $760,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 418 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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