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	22 Heales Street, Mount Pleasant Vic 3350

Indicative selling price

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

Single price $495,000

Median sale price

Median price $481,500 Property Type House Suburb Mount Pleasant

Period - From 15/09/2024 to 14/09/2025 Source Property Data

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	2/821 Barkly St MOUNT PLEASANT 3350	$465,000	13/06/2025
2	1/15 Pryor St MOUNT PLEASANT 3350	$472,500	15/04/2025
3	913 Barkly St MOUNT PLEASANT 3350	$480,000	31/03/2025

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: 15/09/2025 14:08

22 Heales Street, Mount Pleasant Vic 3350

JellisCraig

Damian Caine
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3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$495,000
Median House Price
15/09/2024 - 14/09/2025: $481,500

Comparable Properties



2/821 Barkly St MOUNT PLEASANT 3350 (REI/VG)

2 1 1

Price: $465,000
Method: Private Sale
Date: 13/06/2025
Property Type: Townhouse (Single)

Agent Comments



1/15 Pryor St MOUNT PLEASANT 3350 (REI/VG)

3 2 2

Price: $472,500
Method: Private Sale
Date: 15/04/2025
Property Type: House (Res)
Land Size: 479 sqm approx

Agent Comments



913 Barkly St MOUNT PLEASANT 3350 (REI/VG)

2 1 2

Price: $480,000
Method: Private Sale
Date: 31/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

REIV THE DIFFERENCE

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