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 Headline Court, Heathmont Vic 3135

Indicative selling price

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

Single price	$975,000

Median sale price

Median price	$1,050,000	Property Type	House	Suburb	Heathmont
Period - From	01/10/2024	to	30/09/2025	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	1 Danielle Cr HEATHMONT 3135	$970,000	14/10/2025
2	3 Rotherwood Av RINGWOOD EAST 3135	$1,025,000	11/10/2025
3	71 Cuthbert St HEATHMONT 3135	$957,000	11/10/2025

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: 21/10/2025 11:04

2 Headline Court, Heathmont Vic 3135

JellisCraig

Jacob McGlinchey
9870 6211
0433 224 117
jacobmcglinchey@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price
$975,000
Median House Price
Year ending September 2025: $1,050,000

Comparable Properties



1 Danielle Cr HEATHMONT 3135 (REI)

3 2 2

Price: $970,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 670 sqm approx

Agent Comments



3 Rotherwood Av RINGWOOD EAST 3135 (REI)

3 2 2

Price: $1,025,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 892 sqm approx

Agent Comments



71 Cuthbert St HEATHMONT 3135 (REI)

3 1 2

Price: $957,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

REIV THE DIFFERENCE

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