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	2/300a Heinz Lane, Invermay Park Vic 3350

Indicative selling price

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

Range between $490,000 & $510,000

Median sale price

Median price $650,000 Property Type House Suburb Invermay Park

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	3/1002 Armstrong St.N BALLARAT NORTH 3350	$575,000	27/10/2025
2	1/1 Golf View Dr INVERMAY PARK 3350	$495,000	20/08/2025
3	1/811a Doveton St.N SOLDIERS HILL 3350	$505,000	08/07/2025

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: 25/11/2025 09:05

2/300a Heinz Lane, Invermay Park Vic 3350

Dean Parish
0490382264
dean.parish@fletchers.net.au



2 2 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$490,000 - $510,000
Median House Price
Year ending September 2025: $650,000

Comparable Properties



3/1002 Armstrong St.N BALLARAT NORTH 3350 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 27/10/2025
Property Type: Townhouse (Single)
Land Size: 138 sqm approx

Agent Comments



1/1 Golf View Dr INVERMAY PARK 3350 (REI/VG)

2 1 1

Price: $495,000
Method: Private Sale
Date: 20/08/2025
Property Type: Unit
Land Size: 459 sqm approx

Agent Comments



1/811a Doveton St.N SOLDIERS HILL 3350 (REI/VG)

2 2 1

Price: $505,000
Method: Private Sale
Date: 08/07/2025
Property Type: House

Agent Comments

Account - Fletchers | P: 03 5333 4797

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