

# 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

21 Westmore Drive, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,165,000 Property Type House Suburb Heathmont

Period - From 01/10/2025 to 31/12/2025 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	35 Sunset Dr HEATHMONT 3135	\$970,000	20/12/2025
2	1 Lowen Av HEATHMONT 3135	\$1,030,000	27/10/2025
3	76 Campbell St HEATHMONT 3135	\$1,090,888	11/09/2025

**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:

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 4  2  2

**Property Type:** House

**Land Size:** 534 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

December quarter 2025: \$1,165,000

## Comparable Properties



**35 Sunset Dr HEATHMONT 3135 (REI/VG)**

[Agent Comments](#)

 5  3  2

**Price:** \$970,000

**Method:** Auction Sale

**Date:** 20/12/2025

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**1 Lowen Av HEATHMONT 3135 (REI/VG)**

[Agent Comments](#)

 5  1  1

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 27/10/2025

**Property Type:** House

**Land Size:** 651 sqm approx



**76 Campbell St HEATHMONT 3135 (REI/VG)**

[Agent Comments](#)

 5  3  2

**Price:** \$1,090,888

**Method:** Private Sale

**Date:** 11/09/2025

**Property Type:** House

**Land Size:** 707 sqm approx