

# 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

1/25 Armstrong Road, 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 \$880,000 & \$930,000

### Median sale price

Median price \$825,500 Property Type Unit Suburb Heathmont

Period - From 01/01/2025 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	2/16 Joel Ct HEATHMONT 3135	\$920,000	31/01/2026
2	4 Erica Cr HEATHMONT 3135	\$890,000	12/12/2025
3	68 Heathmont Rd HEATHMONT 3135	\$930,000	16/11/2025

**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:

24/02/2026 15:48



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**Property Type:** Unit  
**Land Size:** 410 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$880,000 - \$930,000  
**Median Unit Price**  
 Year ending December 2025: \$825,500

## Comparable Properties



2/16 Joel Ct HEATHMONT 3135 (REI)

Agent Comments

3   2   1

**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** Unit  
**Land Size:** 547 sqm approx



4 Erica Cr HEATHMONT 3135 (REI/VG)

Agent Comments

3   2   2

**Price:** \$890,000  
**Method:** Sold Before Auction  
**Date:** 12/12/2025  
**Property Type:** House (Res)  
**Land Size:** 689 sqm approx



68 Heathmont Rd HEATHMONT 3135 (REI/VG)

Agent Comments

3   2   -

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 16/11/2025  
**Property Type:** House  
**Land Size:** 561 sqm approx

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