

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 81 Heathmont Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,085,000 Property Type House Suburb Heathmont

Period - From 01/04/2025 to 31/03/2026 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	15 Lena Gr HEATHMONT 3135	\$1,385,000	19/02/2026
2	40 The Boulevard HEATHMONT 3135	\$1,360,000	25/02/2026
3	12 Devon Av HEATHMONT 3135	\$1,300,000	08/11/2025

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: 10/04/2026 14:55

Luke Donohoe
9908 5700
0421 074 608

lukedonohoe@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2026: \$1,085,000



4 3 2

Property Type: House (Res)

Land Size: 679 sqm approx

Agent Comments

Comparable Properties



15 Lena Gr HEATHMONT 3135 (REI)

Agent Comments

4 2 2

Price: \$1,385,000

Method: Sold Before Auction

Date: 19/02/2026

Property Type: House (Res)

Land Size: 448 sqm approx



40 The Boulevard HEATHMONT 3135 (REI)

Agent Comments

4 2 2

Price: \$1,360,000

Method: Private Sale

Date: 25/02/2026

Property Type: House

Land Size: 947 sqm approx



12 Devon Av HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 1

Price: \$1,300,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 720 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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