

# 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 10 Wendy Court, 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	20 Allens Rd HEATHMONT 3135	\$1,100,000	12/02/2026
2	2 Wayne Ct HEATHMONT 3135	\$937,000	11/02/2026
3	13 Viviani Cr HEATHMONT 3135	\$1,152,000	01/12/2025

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: 07/04/2026 12:35



 3  1  2

**Property Type:** House  
**Land Size:** 926 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2025: \$1,165,000

## Comparable Properties



**20 Allens Rd HEATHMONT 3135 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 12/02/2026  
**Property Type:** House  
**Land Size:** 1338 sqm approx



**2 Wayne Ct HEATHMONT 3135 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$937,000  
**Method:** Sold Before Auction  
**Date:** 11/02/2026  
**Property Type:** House (Res)  
**Land Size:** 869 sqm approx



**13 Viviani Cr HEATHMONT 3135 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,152,000  
**Method:** Private Sale  
**Date:** 01/12/2025  
**Property Type:** House (Res)  
**Land Size:** 838 sqm approx

**Account - Jellis Craig | P: 03 9870 6211**