

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

4a Myrtle Avenue, Heathmont Vic 3135

Indicative selling price

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

Single price

\$979,000

Median sale price

Median price

\$882,500

Property Type

Unit

Suburb

Heathmont

Period - From

01/04/2025

to

30/06/2025

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	3/11 Bedford Ct HEATHMONT 3135	\$1,050,000	24/07/2025
2	4a Shasta Av RINGWOOD EAST 3135	\$990,000	13/05/2025
3	16 Merrilong St RINGWOOD EAST 3135	\$940,000	31/03/2025

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:

28/07/2025 14:34

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Indicative Selling Price

\$979,000

Median Unit Price

June quarter 2025: \$882,500



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



3/11 Bedford Ct HEATHMONT 3135 (REI)

Agent Comments

3 3 2

Price: \$1,050,000

Method: Private Sale

Date: 24/07/2025

Property Type: Townhouse (Single)



4a Shasta Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$990,000

Method: Private Sale

Date: 13/05/2025

Property Type: House

Land Size: 634 sqm approx



16 Merrilong St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$940,000

Method: Private Sale

Date: 31/03/2025

Property Type: House

Land Size: 448 sqm approx

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