Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

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	Pro	perty Type Uni	t		Suburb	Heathmont
Period - From 01/04/2025	to	30/06/2025	Soi	urce	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

	Address of comparable property		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



Date of sale

JellisCraig

Andrew Luke 0399085700 0419154064 andrewluke@jelliscraig.com.au

> **Indicative Selling Price** \$979,000 **Median Unit Price** June quarter 2025: \$882,500





Comparable Properties



3/11 Bedford Ct HEATHMONT 3135 (REI)

Price: \$1,050,000 Method: Private Sale Date: 24/07/2025

Property Type: Townhouse (Single)

Agent Comments



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

Agent Comments

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)

Price: \$940,000 Method: Private Sale Date: 31/03/2025 Property Type: House Land Size: 448 sqm approx **Agent Comments**

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





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