

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

\$995,000

Median sale price

Median price

\$1,047,500

Property Type

House

Suburb

Heathmont

Period - From

01/07/2024

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	3/40 Ireland St RINGWOOD 3134	\$935,000	17/05/2025
2	3/3 Poulton Cl HEATHMONT 3135	\$905,000	02/04/2025
3	23A Lorient St HEATHMONT 3135	\$1,060,000	22/03/2025

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:

12/07/2025 17:51

4a Myrtle Avenue, Heathmont Vic 3135



Miranda Bailey

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Indicative Selling Price

\$995,000

Median House Price

Year ending June 2025: \$1,047,500



3 2 2

Property Type: Unit

Land Size: 272 sqm approx

Agent Comments

Comparable Properties



3/40 Ireland St RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$935,000

Method: Private Sale

Date: 17/05/2025

Property Type: Townhouse (Single)

Land Size: 207 sqm approx



3/3 Poulton CI HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$905,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: Unit

Land Size: 304 sqm approx



23A Lorient St HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Unit

Land Size: 432 sqm approx

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



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