

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

3 Washusen Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,135,000

Property Type

House

Suburb

Heathmont

Period - From

01/01/2025

to

31/03/2025

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	272 Wantirna Rd WANTIRNA 3152	\$811,000	29/03/2025
2	568 Mountain Hwy BAYSWATER 3153	\$775,000	04/03/2025
3	16 Tudor Ct HEATHMONT 3135	\$870,000	24/02/2025

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:

30/06/2025 13:39

3 Washusen Road, Heathmont Vic 3135

**Jellis
Craig**

William Lyall

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WilliamLyall@jellisrcraig.com.au

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

March quarter 2025: \$1,135,000



3 1 2

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



272 Wantirna Rd WANTIRNA 3152 (REI)

Agent Comments

3 1 2

Price: \$811,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)



568 Mountain Hwy BAYSWATER 3153 (REI/VG)

Agent Comments

3 1 2

Price: \$775,000

Method: Private Sale

Date: 04/03/2025

Property Type: House

Land Size: 741 sqm approx



16 Tudor Ct HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 3

Price: \$870,000

Method: Private Sale

Date: 24/02/2025

Property Type: House

Land Size: 776 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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