

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

12 Fairbank Avenue, Heathmont Vic 3135

Indicative selling price

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

Range between

\$880,000

&

\$940,000

Median sale price

Median price

\$1,075,000

Property Type

House

Suburb

Heathmont

Period - From

01/04/2026

to

30/06/2026

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	27 Waterloo St HEATHMONT 3135	\$980,000	10/07/2026
2	26 Jarma Rd HEATHMONT 3135	\$945,000	16/05/2026
3	16 Viviani Cr HEATHMONT 3135	\$900,000	02/05/2026

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:

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3 2 1

Property Type: House

Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$940,000

Median House Price

June quarter 2026: \$1,075,000

Comparable Properties



27 Waterloo St HEATHMONT 3135 (REI)

Agent Comments

3 1 2

Price: \$980,000

Method: Private Sale

Date: 10/07/2026

Property Type: House

Land Size: 651 sqm approx



26 Jarma Rd HEATHMONT 3135 (REI)

Agent Comments

3 2 3

Price: \$945,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 666 sqm approx



16 Viviani Cr HEATHMONT 3135 (REI)

Agent Comments

3 1 2

Price: \$900,000

Method: Private Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 834 sqm approx

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