

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

2A Royal Avenue, Heathmont Vic 3135

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Heathmont

Period - From 01/07/2025 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	3 Neil St HEATHMONT 3135	\$789,000	27/08/2026
2	5/17-23 Marlborough Rd HEATHMONT 3135	\$850,000	03/08/2026
3	2/5 Vista Av RINGWOOD EAST 3135	\$822,000	01/05/2026

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:

09/09/2026 12:20



3 2 2

Property Type: House

Land Size: 330 sqm approx

Agent Comments

Comparable Properties



3 Neil St HEATHMONT 3135 (REI)

Agent Comments

3 1 2

Price: \$789,000

Method: Private Sale

Date: 27/08/2026

Property Type: House

Land Size: 375 sqm approx



5/17-23 Marlborough Rd HEATHMONT 3135 (REI)

Agent Comments

3 2 2

Price: \$850,000

Method: Private Sale

Date: 03/08/2026

Property Type: Unit

Land Size: 497 sqm approx



2/5 Vista Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 1 2

Price: \$822,000

Method: Private Sale

Date: 01/05/2026

Property Type: Unit

Land Size: 425 sqm approx