

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 Yallamba Place, Heathmont Vic 3135

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$962,000 Property Type House Suburb Heathmont

Period - From 01/01/2026 to 31/03/2026 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	135 Bedford Rd RINGWOOD EAST 3135	\$880,000	19/03/2026
2	20a Frances St HEATHMONT 3135	\$905,000	18/03/2026
3	1a Poulton Cl HEATHMONT 3135	\$816,000	23/01/2026

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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Property Type: House
Land Size: 435 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median House Price
March quarter 2026: \$962,000

Comparable Properties



135 Bedford Rd RINGWOOD EAST 3135 (REI)

Agent Comments

3 1 2

Price: \$880,000
Method: Private Sale
Date: 19/03/2026
Property Type: House
Land Size: 318 sqm approx



20a Frances St HEATHMONT 3135 (REI)

Agent Comments

3 2 2

Price: \$905,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 385 sqm approx



1a Poulton Cl HEATHMONT 3135 (VG)

Agent Comments

3 - -

Price: \$816,000
Method: Sale
Date: 23/01/2026
Property Type: House (Res)
Land Size: 367 sqm approx