

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 Frances Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$780,000 & \$850,000

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	16 Viviani Cr HEATHMONT 3135	\$900,000	02/05/2026
2	64 Heathmont Rd HEATHMONT 3135	\$848,000	04/03/2026
3	117 Great Ryrie St HEATHMONT 3135	\$845,000	26/02/2026

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:

25/06/2026 14:53



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

March quarter 2026: \$962,000

Comparable Properties



16 Viviani Cr HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 2

Price: \$900,000

Method: Private Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 834 sqm approx



64 Heathmont Rd HEATHMONT 3135 (REI/VG)

Agent Comments

4 1 1

Price: \$848,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Land Size: 669 sqm approx



117 Great Ryrie St HEATHMONT 3135 (REI/VG)

Agent Comments

2 1 1

Price: \$845,000

Method: Private Sale

Date: 26/02/2026

Property Type: House (Res)

Land Size: 699 sqm approx