

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 Neil Street, Heathmont Vic 3135

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$1,085,000

Property Type

House

Suburb

Heathmont

Period - From

01/04/2025

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	1/40 Barkly St RINGWOOD 3134	\$819,000	27/04/2026
2	47a Viviani Cr HEATHMONT 3135	\$806,000	24/03/2026
3	1/42 Caroline St RINGWOOD 3134	\$826,000	23/03/2026

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:

03/07/2026 16:01



3 1 2

Property Type: House

Land Size: 375 sqm approx

Agent Comments

Comparable Properties



1/40 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$819,000

Method: Private Sale

Date: 27/04/2026

Property Type: Unit

Land Size: 440 sqm approx



47a Viviani Cr HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$806,000

Method: Private Sale

Date: 24/03/2026

Property Type: House

Land Size: 309 sqm approx



1/42 Caroline St RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 2

Price: \$826,000

Method: Private Sale

Date: 23/03/2026

Property Type: House (Res)

Land Size: 331 sqm approx