

# 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

32 Golf View Road, Heatherton VIC 3202

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$910,000

### Median sale price

Median price

\$1,104,000

Property Type

House

Suburb

Heatherton

Period - From

06/11/2025

to

05/05/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Byng Av, Heatherton Vic	\$937,000	14/03/2026
1/67 Kingston Rd, Heatherton Vic	\$860,000	13/12/2025
340 Warrigal Rd, Cheltenham Vic	\$950,000	13/12/2025

This Statement of Information was prepared on:

06/05/2026