

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

4 Armstrong Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$830,000

&

\$910,000

Median sale price

Median price

\$1,135,000

Property Type

House

Suburb

Heathmont

Period - From

01/01/2025

to

31/03/2025

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	18 Tudor Ct HEATHMONT 3135	\$850,000	28/03/2025
2	16 Tudor Ct HEATHMONT 3135	\$870,000	24/02/2025
3	1 Hume St RINGWOOD EAST 3135	\$835,000	24/12/2024

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:

20/05/2025 12:37

4 Armstrong Road, Heathmont Vic 3135

**Jellis
Craig**

Matt Lockyer

9870 6211

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matthewlockyer@jelliscraig.com.au



3 1 1

Property Type: House

Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price

\$830,000 - \$910,000

Median House Price

March quarter 2025: \$1,135,000

Comparable Properties



18 Tudor Ct HEATHMONT 3135 (REI)

Agent Comments

3 1 -

Price: \$850,000

Method: Private Sale

Date: 28/03/2025

Property Type: House

Land Size: 741 sqm approx



16 Tudor Ct HEATHMONT 3135 (REI)

Agent Comments

3 1 3

Price: \$870,000

Method: Private Sale

Date: 24/02/2025

Property Type: House

Land Size: 776 sqm approx



1 Hume St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$835,000

Method: Private Sale

Date: 24/12/2024

Property Type: House

Land Size: 925 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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