

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

5/144 Heathmont Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$762,000

Property Type

Unit

Suburb

Heathmont

Period - From

14/08/2025

to

13/08/2026

Source

Property Data

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	4/21 Alexandra Rd RINGWOOD EAST 3135	\$700,000	12/05/2026
2	1/86 Bona Vista Rd BAYSWATER 3153	\$674,000	24/04/2026
3	32/26-32 Elmhurst Rd BAYSWATER NORTH 3153	\$625,000	13/03/2026

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:

14/08/2026 14:53



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$780,000 - \$830,000

Median Unit Price

14/08/2025 - 13/08/2026: \$762,000

Comparable Properties



4/21 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  1

Price: \$700,000

Method: Private Sale

Date: 12/05/2026

Property Type: Unit

Land Size: 360 sqm approx



1/86 Bona Vista Rd BAYSWATER 3153 (REI/VG)

Agent Comments

 2  1  1

Price: \$674,000

Method: Private Sale

Date: 24/04/2026

Property Type: Unit

Land Size: 208 sqm approx



32/26-32 Elmhurst Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 2  1  1

Price: \$625,000

Method: Private Sale

Date: 13/03/2026

Property Type: Unit

Land Size: 153 sqm approx

Account - Barry Plant | P: 03 9874 3355