

# 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

60 Waterloo Street, Heathmont Vic 3135

### Indicative selling price

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

Range between \$990,000

&

\$1,040,000

### 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	7 Carruthers Ct HEATHMONT 3135	\$1,000,000	17/02/2025
2	186 Bedford Rd HEATHMONT 3135	\$1,045,000	26/12/2024
3	16 Washusen Rd HEATHMONT 3135	\$1,000,000	21/12/2024

**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:

15/05/2025 11:02



 3   
  2   
  1

**Property Type:** House  
**Land Size:** 652 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$990,000 - \$1,040,000  
**Median House Price**  
 March quarter 2025: \$1,135,000

## Comparable Properties



**7 Carruthers Ct HEATHMONT 3135 (REI/VG)**

Agent Comments

 3   
  1   
  2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 17/02/2025  
**Property Type:** House  
**Land Size:** 681 sqm approx



**186 Bedford Rd HEATHMONT 3135 (REI/VG)**

Agent Comments

 3   
  2   
  3

**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 26/12/2024  
**Property Type:** House  
**Land Size:** 697 sqm approx



**16 Washusen Rd HEATHMONT 3135 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 21/12/2024  
**Property Type:** House  
**Land Size:** 679 sqm approx

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