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	60 Waterloo Street, Heathmont Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$990,000	&	\$1,040,000
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Median sale price

Median price	\$1,135,000	Pro	perty 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

Add	dress 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 comparableproperties 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













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)







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



186 Bedford Rd HEATHMONT 3135 (REI/VG)







Agent Comments

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)





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

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008





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