

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

8 Blenheim Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,085,000

Property Type House

Suburb Heathmont

Period - From 01/04/2025

to 31/03/2026

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	37 Danielle Cr HEATHMONT 3135	\$1,080,000	24/02/2026
2	8 Haileybury Ct WANTIRNA 3152	\$1,060,000	12/02/2026
3	13 Viviani Cr HEATHMONT 3135	\$1,152,000	01/12/2025

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:

11/05/2026 14:15



4 2 3

Property Type: House

Land Size: 1031 sqm approx

Agent Comments

Comparable Properties



37 Danielle Cr HEATHMONT 3135 (REI)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Private Sale

Date: 24/02/2026

Property Type: House

Land Size: 654 sqm approx



8 Haileybury Ct WANTIRNA 3152 (REI/VG)

Agent Comments

4 2 2

Price: \$1,060,000

Method: Private Sale

Date: 12/02/2026

Property Type: House (Res)

Land Size: 694 sqm approx



13 Viviani Cr HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$1,152,000

Method: Private Sale

Date: 01/12/2025

Property Type: House (Res)

Land Size: 838 sqm approx