

## 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

2/16 GOLF VIEW ROAD HEATHERTON VIC 3202

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$319,000

Property type

Unit

Suburb

Heatherton

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

5 SOUTAR PLACE HEATHERTON VIC 3202

\$900,000

22-Mar-25

2 WITHERS WAY MENTONE VIC 3194

\$1,040,000

03-Feb-25

1/27 MANOON ROAD CLAYTON SOUTH VIC 3169

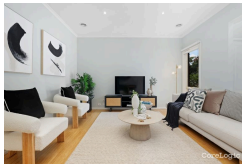
\$1,053,000

08-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 28 May 2025



## 5 SOUTAR PLACE HEATHERTON VIC 3202

3 2 2

Sold Price

<sup>RS</sup> \$900,000

Sold Date

22-Mar-25

Distance

0.89km



## 2 WITHERS WAY MENTONE VIC 3194

4 2 2

Sold Price

\$1,040,000

Sold Date

03-Feb-25

Distance

2.87km



## 1/27 MANOON ROAD CLAYTON SOUTH VIC 3169

3 2 2

Sold Price

<sup>RS</sup> \$1,053,000

Sold Date

08-Mar-25

Distance

3.44km

RS = Recent sale

UN = Undisclosed Sale

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