

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

2/25 Armstrong Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$830,000

Property Type Unit

Suburb Heathmont

Period - From 06/09/2024

to

05/09/2025

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	1/17 Birch St BAYSWATER 3153	\$740,000	10/07/2025
2	3/13 Hamilton Rd BAYSWATER NORTH 3153	\$691,500	30/05/2025
3	7/16-18 Elmhurst Rd BAYSWATER NORTH 3153	\$715,000	28/03/2025

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:

06/09/2025 11:57



Property Type:

Agent Comments

Comparable Properties



1/17 Birch St BAYSWATER 3153 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 10/07/2025

Property Type: House

Land Size: 418 sqm approx



3/13 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$691,500

Method: Private Sale

Date: 30/05/2025

Rooms: 4

Property Type: Unit



7/16-18 Elmhurst Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 28/03/2025

Property Type: House (Res)

Land Size: 471 sqm approx

Account - Ryan Property Specialists | P: 03 9899 6099