

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 Mountain View Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Heathmont

Period - From 01/04/2025 to 30/06/2025 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	2 Tamar St BAYSWATER 3153	\$1,005,000	21/06/2025
2	60 Armstrong Rd HEATHMONT 3135	\$1,050,000	12/05/2025
3	2 Lisgoold St HEATHMONT 3135	\$900,000	06/05/2025

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:

06/08/2025 11:55



 4  2  2

Property Type: House
Land Size: 828 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2025: \$1,120,000

Comparable Properties



2 Tamar St BAYSWATER 3153 (REI)

Agent Comments

 4  2  2

Price: \$1,005,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 726 sqm approx



60 Armstrong Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 12/05/2025
Property Type: House
Land Size: 648 sqm approx



2 Lisgoold St HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$900,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 699 sqm approx

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