

## 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

304/5 SANDBELT CLOSE HEATHERTON VIC 3202

### Indicative selling price

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

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$319,000

Property type

Unit

Suburb

Heatherton

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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

114/286 HIGHETT ROAD HIGHETT VIC 3190	370000	04-Aug-25
209/1056 NEPEAN HIGHWAY HIGHETT VIC 3190	420000	23-Jun-25
9/1 MACKIE ROAD BENTLEIGH EAST VIC 3165	380000	12-Sep-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: 06 November 2025



**114/286 HIGHETT ROAD HIGHETT  
VIC 3190**

 1  1  1

Sold Price

**370000**

Sold Date **04-Aug-25**

Distance **3.44km**



**209/1056 NEPEAN HIGHWAY  
HIGHETT VIC 3190**

 1  1  1

Sold Price

<sup>RS</sup> **420000**

Sold Date **23-Jun-25**

Distance **3.33km**



**9/1 MACKIE ROAD BENTLEIGH  
EAST VIC 3165**

 1  1  1

Sold Price

**380000**

Sold Date **12-Sep-25**

Distance **3.4km**



**206/3 SANDBELT CLOSE  
HEATHERTON VIC 3202**

 1  1  1

Sold Price

**330000**

Sold Date **12-Jun-25**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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