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	4/3 Orchard Grove, Heathmont Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000	&	\$660,000
-------------------------	---	-----------

Median sale price

Median price	\$825,000	Pro	perty Type Ur	it		Suburb	Heathmont
Period - From	17/09/2024	to	16/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	1/8-10 Kumala Rd BAYSWATER 3153	\$630,000	09/08/2025
2	3/270 Canterbury Rd HEATHMONT 3135	\$620,000	02/07/2025
3	5/49-51 Heathmont Rd RINGWOOD 3134	\$655,000	12/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/09/2025 16:11









Property Type: Unit Land Size: 263 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** 17/09/2024 - 16/09/2025: \$825,000

Comparable Properties



1/8-10 Kumala Rd BAYSWATER 3153 (REI)

Price: \$630,000

Method: Private Sale Date: 09/08/2025 Property Type: Unit

Land Size: 277 sqm approx

Agent Comments

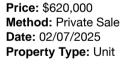


3/270 Canterbury Rd HEATHMONT 3135 (REI/VG)

2



Agent Comments





5/49-51 Heathmont Rd RINGWOOD 3134 (REI)

Price: \$655,000 Method: Private Sale Date: 12/05/2025 Property Type: Unit

Land Size: 182 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300



