

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

4/3 Orchard Grove, Heathmont Vic 3135

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

Property Type

Unit

Suburb

Heathmont

Period - From

17/09/2024

to

16/09/2025

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	1/8-10 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 comparable properties 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



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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)

Agent Comments

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Price: \$630,000
Method: Private Sale
Date: 09/08/2025
Property Type: Unit
Land Size: 277 sqm approx



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

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 02/07/2025
Property Type: Unit



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

Agent Comments

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Price: \$655,000
Method: Private Sale
Date: 12/05/2025
Property Type: Unit
Land Size: 182 sqm approx

Account - Barry Plant | P: 03 9735 3300