

# 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 Culverlands Road, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$945,000

&

\$1,025,000

### Median sale price

Median price \$1,030,000

Property Type House

Suburb Heathmont

Period - From 01/01/2024

to 31/12/2024

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	32 Danielle Cr HEATHMONT 3135	\$1,000,000	02/12/2024
2	111 Great Ryrie St HEATHMONT 3135	\$1,010,000	20/11/2024
3	17 Fairbank Av HEATHMONT 3135	\$978,000	26/10/2024

**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:

03/03/2025 11:00

4 Culverlands Road, Heathmont Vic 3135



4 2 2

**Property Type:** House  
**Land Size:** 987 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$945,000 - \$1,025,000  
**Median House Price**  
Year ending December 2024: \$1,030,000

## Comparable Properties



**32 Danielle Cr HEATHMONT 3135 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 02/12/2024  
**Property Type:** House  
**Land Size:** 767 sqm approx



**111 Great Ryrie St HEATHMONT 3135 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$1,010,000  
**Method:** Sold Before Auction  
**Date:** 20/11/2024  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx



**17 Fairbank Av HEATHMONT 3135 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$978,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx

**Account - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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