

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

6/46-48 Marlborough Road, Heathmont VIC 3135

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,047,500

Property Type

House

Suburb

Heathmont

Period - From

18/02/2025

to

17/08/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
97 Viviani Cr, Heathmont Vic	\$1,401,000	21/06/2025
390a Mountain Hwy, Wantirna Vic	\$1,399,000	10/05/2025
182 Heatherdale Rd, VERMONT Vic	\$1,387,000	29/06/2025

This Statement of Information was prepared on:

18/08/2025