

## 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

7/139-141 HEATHERDALE ROAD VERMONT VIC 3133

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$923,000

Property type

Unit

Suburb

Vermont

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

2/22 BATEMAN STREET WANTIRNA VIC 3152

\$827,000

14-Mar-25

2/17-23 MARLBOROUGH ROAD HEATHMONT VIC 3135

\$842,500

29-Mar-25

4/667 WHITEHORSE ROAD MITCHAM VIC 3132

\$865,000

15-Mar-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: 11 June 2025



**2/22 BATEMAN STREET  
WANTIRNA VIC 3152**

3 2 2

Sold Price **\$827,000** Sold Date **14-Mar-25**

Distance **1.48km**



**2/17-23 MARLBOROUGH ROAD  
HEATHMONT VIC 3135**

3 2 2

Sold Price <sup>RS</sup> **\$842,500** Sold Date **29-Mar-25**

Distance **1.57km**



**4/667 WHITEHORSE ROAD  
MITCHAM VIC 3132**

3 2 2

Sold Price **\$865,000** Sold Date **15-Mar-25**

Distance **1.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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