

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

9 GOLF VIEW ROAD HEATHERTON VIC 3202

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Heatherton

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

1 GOLF VIEW ROAD HEATHERTON VIC 3202	\$900,000	28-Jun-25
6 GENINE AVENUE HEATHERTON VIC 3202	\$935,000	27-Jul-24
5 GENINE AVENUE HEATHERTON VIC 3202	\$980,000	05-Oct-24

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: 17 September 2025



1 GOLF VIEW ROAD HEATHERTON VIC 3202

Sold Price

^{RS} \$900,000

Sold Date

28-Jun-25



3



1



2

Distance

0.06km



6 GENINE AVENUE HEATHERTON VIC 3202

Sold Price

\$935,000

Sold Date

27-Jul-24



3



1



2

Distance

0.16km



5 GENINE AVENUE HEATHERTON VIC 3202

Sold Price

\$980,000

Sold Date

05-Oct-24



3



2



1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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