

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 ATUNGA COURT HEATHMONT VIC 3135

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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

Suburb

Heathmont

Period-from

01 Feb 2025

to

31 Jan 2026

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

14 BELL BIRD DRIVE BAYSWATER NORTH VIC 3153	\$1,110,000	08-Nov-25
25 BEGONIA AVENUE BAYSWATER VIC 3153	\$1,106,888	02-Nov-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: 20 February 2026



14 BELL BIRD DRIVE BAYSWATER NORTH VIC 3153

4 2 2

Sold Price

\$1,110,000

Sold Date **08-Nov-25**

Distance **0.51km**



25 BEGONIA AVENUE BAYSWATER VIC 3153

4 2 2

Sold Price

\$1,106,888

Sold Date **02-Nov-25**

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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