

# 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 Headline Court, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,085,000 Property Type House Suburb Heathmont

Period - From 01/04/2025 to 31/03/2026 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	9 Waters Gr HEATHMONT 3135	\$1,330,000	24/03/2026
2	22 Smithdene Av RINGWOOD EAST 3135	\$1,250,000	17/03/2026
3	40 The Boulevard HEATHMONT 3135	\$1,360,000	25/02/2026

**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:

27/04/2026 14:06

Jacob McGlinchey  
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**Indicative Selling Price**  
\$1,250,000 - \$1,350,000

**Median House Price**  
Year ending March 2026: \$1,085,000



5   2   3

**Property Type:** House  
**Land Size:** 728 sqm approx  
**Agent Comments**

## Comparable Properties



**9 Waters Gr HEATHMONT 3135 (REI)**

**Agent Comments**

4   2   4

**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 24/03/2026  
**Property Type:** House  
**Land Size:** 834 sqm approx



**22 Smithdene Av RINGWOOD EAST 3135 (REI)**

**Agent Comments**

5   2   3

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 17/03/2026  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



**40 The Boulevard HEATHMONT 3135 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 25/02/2026  
**Property Type:** House  
**Land Size:** 947 sqm approx

**Account - Jellis Craig** | P: 03 9870 6211