

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

3 Philip Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$950,000

&

\$1,040,000

Median sale price

Median price \$1,075,000

Property Type House

Suburb Heathmont

Period - From 01/07/2025

to

30/06/2026

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	20 The Boulevard HEATHMONT 3135	\$950,000	04/06/2026
2	26 Jarma Rd HEATHMONT 3135	\$945,000	16/05/2026
3			

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:

27/08/2026 11:40

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3 1 2

Property Type: House

Land Size: 792 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

Year ending June 2026: \$1,075,000

Comparable Properties



20 The Boulevard HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 2

Price: \$950,000

Method: Private Sale

Date: 04/06/2026

Property Type: House

Land Size: 1032 sqm approx



26 Jarma Rd HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 3

Price: \$945,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 666 sqm approx

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.