

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

4/11 KINGSTON 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Heatherton

Period-from

01 Jul 2024

to

30 Jun 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

5 SOUTAR PLACE HEATHERTON VIC 3202	\$900,000	22-Mar-25
32 MULBERRY AVENUE CHELTENHAM VIC 3192	\$860,000	27-Feb-25
37 MULBERRY AVENUE CHELTENHAM VIC 3192	\$930,000	09-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: 03 July 2025



5 SOUTAR PLACE HEATHERTON VIC 3202

3 2 1

Sold Price

\$900,000

Sold Date

22-Mar-25

Distance

0.81km



32 MULBERRY AVENUE CHELTENHAM VIC 3192

3 2 2

Sold Price

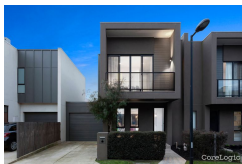
\$860,000

Sold Date

27-Feb-25

Distance

1.15km



37 MULBERRY AVENUE CHELTENHAM VIC 3192

3 2 1

Sold Price

\$930,000

Sold Date

09-Mar-25

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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