

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

11 St Andrews Drive, Heatherton Vic 3202

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,102,500

Property Type

House

Suburb

Heatherton

Period - From

01/01/2025

to

31/12/2025

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	4 Edgewood PI HEATHERTON 3202	\$1,105,000	17/10/2025
2	2 Turnberry Ct HEATHERTON 3202	\$1,100,000	17/10/2025
3	29 Inverness PI HEATHERTON 3202	\$1,232,000	30/09/2025

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:

20/02/2026 11:45



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2025: \$1,102,500

Comparable Properties



4 Edgewood PI HEATHERTON 3202 (REI/VG)

Agent Comments



Price: \$1,105,000
Method: Private Sale
Date: 17/10/2025
Property Type: House
Land Size: 303 sqm approx



2 Turnberry Ct HEATHERTON 3202 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 17/10/2025
Property Type: House
Land Size: 234 sqm approx



29 Inverness PI HEATHERTON 3202 (REI)

Agent Comments



Price: \$1,232,000
Method: Private Sale
Date: 30/09/2025
Property Type: House
Land Size: 301 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222