

## 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

15 BUNGALOOK ROAD WEST HEATHMONT VIC 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,110,000

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

4 SUFFERN AVENUE BAYSWATER VIC 3153	\$900,000	27-Nov-25
17 SHERIDAN COURT HEATHMONT VIC 3135	\$955,000	26-Nov-25
34 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$880,000	23-Oct-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: 02 February 2026

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**4 SUFFERN AVENUE BAYSWATER  
VIC 3153**
 3  2  2

Sold Price

**\$900,000**

 Sold Date **27-Nov-25**

 Distance **1.01km**

**17 SHERIDAN COURT HEATHMONT  
VIC 3135**
 3  1  1

Sold Price

<sup>RS</sup> **\$955,000**

 Sold Date **26-Nov-25**

 Distance **0.12km**

**34 ELMHURST ROAD BAYSWATER  
NORTH VIC 3153**
 3  1  1

Sold Price

**\$880,000**

 Sold Date **23-Oct-25**

 Distance **0.84km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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