

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

13 BYNG AVENUE 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

\$1,101,000

Property type

House

Suburb

Heatherton

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

1/67 KINGSTON ROAD HEATHERTON VIC 3202	\$860,000	13-Dec-25
8 BARCLAY DRIVE CHELTENHAM VIC 3192	\$901,000	31-Oct-25
2/21 KAYDEN STREET CHELTENHAM VIC 3192	\$830,000	02-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: 20 February 2026

Jason Mudford

M 0417 361 367

E jason.mudford@obrienrealestate.com.au



**1/67 KINGSTON ROAD
HEATHERTON VIC 3202**

 3  1  2

Sold Price

\$860,000

Sold Date

13-Dec-25

Distance

0.48km



**8 BARCLAY DRIVE CHELTENHAM
VIC 3192**

 3  1  2

Sold Price

\$901,000

Sold Date

31-Oct-25

Distance

1.16km



**2/21 KAYDEN STREET
CHELTENHAM VIC 3192**

 3  1  1

Sold Price

\$830,000

Sold Date

02-Oct-25

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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