

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

14 Alvena Crescent, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Heathmont

Period - From 01/04/2025

to

30/06/2025

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	14 Wingate Av RINGWOOD EAST 3135	\$1,480,000	27/05/2025
2	15 Vale St HEATHMONT 3135	\$1,235,000	10/03/2025
3	21 Talofa Av RINGWOOD EAST 3135	\$1,250,000	10/02/2025

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:

20/08/2025 11:56



 4
  2
  2

Property Type: House
Land Size: 697 sqm approx

Agent Comments

3 bed main house with a 1 bed bungalow out back

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2025: \$1,120,000

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.

Comparable Properties



14 Wingate Av RINGWOOD EAST 3135 (REI/VG)

 4
  2
  2

Price: \$1,480,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 500 sqm approx

Agent Comments

4 bedroom property no bungalow.



15 Vale St HEATHMONT 3135 (REI/VG)

 3
  2
  2

Price: \$1,235,000
Method: Private Sale
Date: 10/03/2025
Property Type: House
Land Size: 585 sqm approx

Agent Comments

3 Bed with 4 bed option similar to ours



21 Talofa Av RINGWOOD EAST 3135 (REI/VG)

 3
  2
  2

Price: \$1,250,000
Method: Private Sale
Date: 10/02/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments

3 Bed with 4 bed option similar to ours

Account - Barry Plant | P: 03 9842 8888