Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	14 Alvena Crescent, Heathmont Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,120,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale







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 guarter 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)

Agent Comments

4 bedroom property no bungalow.

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

15 Vale St HEATHMONT 3135 (REI/VG)



Agent Comments

3 Bed with 4 bed option similar to ours

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



21 Talofa Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 Bed with 4 bed option similar to ours

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

Account - Barry Plant | P: 03 9842 8888





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