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	16 Viviani Crescent, Heathmont Vic 3135

Indicative selling price

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

Range between $850,000 & $930,000

Median sale price

Median price $1,085,000 Property Type House Suburb Heathmont

Period - From 01/04/2025 to 31/03/2026 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	30 Viviani Cr HEATHMONT 3135	$950,000	28/01/2026
2	6 Nicholson St RINGWOOD EAST 3135	$860,000	20/12/2025
3	68 Heathmont Rd HEATHMONT 3135	$930,000	16/11/2025

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: 21/04/2026 14:50

16 Viviani Crescent, Heathmont Vic 3135

JellisCraig

Daniel Broadbent
9870 6211
0424 155 476
danielbroadbent@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 834 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $930,000
Median House Price
Year ending March 2026: $1,085,000

Comparable Properties

30 Viviani Cr HEATHMONT 3135 (VG)

3 - -

Price: $950,000
Method: Sale
Date: 28/01/2026
Property Type: Development Site (Res)
Land Size: 780 sqm approx

Agent Comments



6 Nicholson St RINGWOOD EAST 3135 (REI/VG)

3 - -

Price: $860,000
Method: Auction Sale
Date: 20/12/2025
Property Type: Land (Res)
Land Size: 758 sqm approx

Agent Comments



68 Heathmont Rd HEATHMONT 3135 (REI/VG)

3 2 -

Price: $930,000
Method: Private Sale
Date: 16/11/2025
Property Type: House
Land Size: 561 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE | propertydata.com.au

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