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	45 Alvena Crescent, Heathmont Vic 3135

Indicative selling price

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

Range between $1,000,000 & $1,050,000

Median sale price

Median price $1,047,500 Property Type House Suburb Heathmont

Period - From 01/07/2024 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	3 Vonadawn Av RINGWOOD EAST 3135	$1,080,000	06/09/2025
2	80 Heathmont Rd HEATHMONT 3135	$1,010,000	03/09/2025
3	13 Hender St RINGWOOD EAST 3135	$1,070,000	28/07/2025

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: 29/09/2025 15:13

45 Alvena Crescent, Heathmont Vic 3135

Miranda Bailey
9908 5700
0431 535 009
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3 1 1

Property Type: House
Land Size: 775 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,050,000
Median House Price
Year ending June 2025: $1,047,500

Comparable Properties



3 Vonadawn Av RINGWOOD EAST 3135 (REI)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



80 Heathmont Rd HEATHMONT 3135 (REI)

3 1 -

Price: $1,010,000
Method: Sold Before Auction
Date: 03/09/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments



13 Hender St RINGWOOD EAST 3135 (REI)

4 2 2

Price: $1,070,000
Method: Private Sale
Date: 28/07/2025
Property Type: House
Land Size: 836 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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