

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

47a Viviani Crescent, Heathmont Vic 3135

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Heathmont

Period - From

04/03/2025

to

03/03/2026

Source

Property Data

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	29 Illoura Av RINGWOOD EAST 3135	\$805,000	17/02/2026
2	213 Canterbury Rd HEATHMONT 3135	\$800,000	11/12/2025
3	1/3 Alexandra Rd RINGWOOD EAST 3135	\$770,050	21/10/2025

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:

04/03/2026 15:33



 3
  1
  1

Property Type: House (detached)

Land Size: 309 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

04/03/2025 - 03/03/2026: \$1,100,000

Comparable Properties



29 Illoura Av RINGWOOD EAST 3135 (VG)

Agent Comments

 3
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Price: \$805,000

Method: Sale

Date: 17/02/2026

Property Type: House (Res)

Land Size: 437 sqm approx



213 Canterbury Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$800,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Land Size: 365 sqm approx



1/3 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$770,050

Method: Private Sale

Date: 21/10/2025

Property Type: Unit

Account - Barry Plant | P: 03 9722 7166