

# 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

24 Ross Crescent, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$1,072,500

Property Type House

Suburb Heathmont

Period - From 05/08/2025

to

04/08/2026

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 | 124 Wantirna Rd RINGWOOD 3134  | \$990,000 | 29/05/2026   |
| 2 | 16 Viviani Cr HEATHMONT 3135   | \$900,000 | 02/05/2026   |
| 3 | 67 Cuthbert St HEATHMONT 3135  | \$987,000 | 27/02/2026   |

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:

05/08/2026 10:41



3 1 2

**Property Type:** House  
**Land Size:** 707 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 05/08/2025 - 04/08/2026: \$1,072,500

## Comparable Properties



**124 Wantirna Rd RINGWOOD 3134 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 29/05/2026  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**16 Viviani Cr HEATHMONT 3135 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 02/05/2026  
**Property Type:** House (Res)  
**Land Size:** 834 sqm approx



**67 Cuthbert St HEATHMONT 3135 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$987,000  
**Method:** Private Sale  
**Date:** 27/02/2026  
**Property Type:** House  
**Land Size:** 652 sqm approx

**Account - Barry Plant** | P: 03 9722 7166