

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

28 Ross Crescent, Heathmont Vic 3135

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Heathmont

Period - From 12/08/2025 to 11/08/2026 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	1/46 Arlington St RINGWOOD 3134	\$990,000	08/07/2026
2	2/4 Howard Av RINGWOOD EAST 3135	\$995,000	05/07/2026
3	4/48 Arlington St RINGWOOD 3134	\$960,000	14/03/2026

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:

12/08/2026 14:25



 3
  2
  2

Property Type:
Land Size: 278 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,000,000
Median House Price
 12/08/2025 - 11/08/2026: \$1,075,000

Comparable Properties



1/46 Arlington St RINGWOOD 3134 (REI)

Agent Comments

 4
  2
  2

Price: \$990,000
Method: Private Sale
Date: 08/07/2026
Property Type: Townhouse (Res)
Land Size: 200 sqm approx



2/4 Howard Av RINGWOOD EAST 3135 (REI)

Agent Comments

 4
  2
  2

Price: \$995,000
Method: Private Sale
Date: 05/07/2026
Property Type: Townhouse (Single)
Land Size: 233 sqm approx



4/48 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments

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  2

Price: \$960,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9722 7166