

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,075,000

Property Type House

Suburb Heathmont

Period - From 01/04/2026

to

30/06/2026

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.

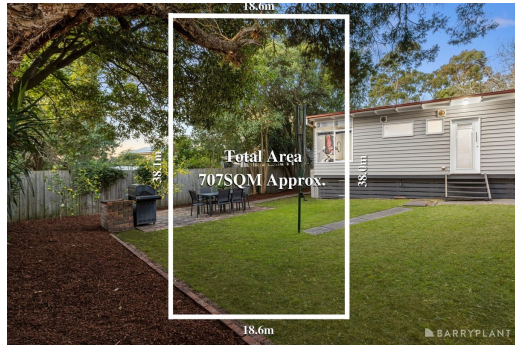
	Address of comparable property	Price	Date of sale
1	27 Waterloo St HEATHMONT 3135	\$980,000	10/07/2026
2	20 The Boulevard HEATHMONT 3135	\$950,000	04/06/2026
3	1 Possum La HEATHMONT 3135	\$930,000	19/05/2026

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:

04/09/2026 15:09



 3
  1
  2

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

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 June quarter 2026: \$1,075,000

Comparable Properties



27 Waterloo St HEATHMONT 3135 (REI)

Agent Comments

 3
  1
  2

Price: \$980,000
Method: Private Sale
Date: 10/07/2026
Property Type: House
Land Size: 651 sqm approx



20 The Boulevard HEATHMONT 3135 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$950,000
Method: Private Sale
Date: 04/06/2026
Property Type: House
Land Size: 1032 sqm approx



1 Possum La HEATHMONT 3135 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$930,000
Method: Private Sale
Date: 19/05/2026
Property Type: House
Land Size: 744 sqm approx

Account - Barry Plant | P: 03 9722 7166