

# 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

14 Alvena 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 \$1,350,000 & \$1,400,000

### Median sale price

Median price \$962,000 Property Type House Suburb Heathmont

Period - From 01/01/2026 to 31/03/2026 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	12 Rotherwood Av RINGWOOD EAST 3135	\$1,290,000	25/05/2026
2	2 The Boulevard HEATHMONT 3135	\$1,350,000	19/05/2026
3	11 Mountain View Rd HEATHMONT 3135	\$1,540,000	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:

03/06/2026 10:18



 4    2    2

**Property Type:** House  
**Land Size:** 697 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,350,000 - \$1,400,000  
**Median House Price**  
 March quarter 2026: \$962,000

## Comparable Properties



**12 Rotherwood Av RINGWOOD EAST 3135 (REI)**

Agent Comments

 4    3    1

**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 25/05/2026  
**Property Type:** House  
**Land Size:** 1000 sqm approx



**2 The Boulevard HEATHMONT 3135 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 19/05/2026  
**Property Type:** House  
**Land Size:** 808 sqm approx



**11 Mountain View Rd HEATHMONT 3135 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,540,000  
**Method:** Auction Sale  
**Date:** 27/02/2026  
**Property Type:** House (Res)  
**Land Size:** 832 sqm approx

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