

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

5 Ross Crescent, Heathmont Vic 3135

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Heathmont

Period - From 01/04/2025

to

30/06/2025

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	23 Orchard Gr HEATHMONT 3135	\$1,120,000	02/06/2025
2	15 Wollahra PI HEATHMONT 3135	\$1,135,000	29/05/2025
3	3 Karen Ct HEATHMONT 3135	\$1,150,000	13/03/2025

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:

01/08/2025 12:08



 3  2  3

Property Type: House (Res)

Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2025: \$1,120,000

Comparable Properties



23 Orchard Gr HEATHMONT 3135 (REI)

Agent Comments

 3  3  1

Price: \$1,120,000

Method: Auction Sale

Date: 02/06/2025

Property Type: House (Res)

Land Size: 1049 sqm approx



15 Wollahra PI HEATHMONT 3135 (REI)

Agent Comments

 3  2  2

Price: \$1,135,000

Method: Private Sale

Date: 29/05/2025

Property Type: House

Land Size: 650 sqm approx



3 Karen Ct HEATHMONT 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Private Sale

Date: 13/03/2025

Property Type: House

Land Size: 710 sqm approx