

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

8A Heathmont Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$885,000

Property Type Townhouse

Suburb Ringwood

Period - From 26/06/2024

to

25/06/2025

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	6/17-23 Marlborough Rd HEATHMONT 3135	\$836,000	27/03/2025
2	2/10 Swain Ct HEATHMONT 3135	\$870,000	13/03/2025
3	24a Mullum Mullum Rd RINGWOOD 3134	\$885,000	25/02/2025

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:

26/06/2025 10:34



 3
  2
  2

Property Type: Townhouse

Land Size: 296 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

26/06/2024 - 25/06/2025: \$885,000

Comparable Properties



6/17-23 Marlborough Rd HEATHMONT 3135 (REI)

Agent Comments

 3
  2
  2

Price: \$836,000

Method: Private Sale

Date: 27/03/2025

Property Type: Unit

Land Size: 448 sqm approx



2/10 Swain Ct HEATHMONT 3135 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$870,000

Method: Private Sale

Date: 13/03/2025

Property Type: Unit

Land Size: 436 sqm approx



24a Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$885,000

Method: Private Sale

Date: 25/02/2025

Property Type: Townhouse (Single)

Land Size: 255 sqm approx

Account - Barry Plant | P: 03 9722 7166