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	8A Heathmont Road, Ringwood Vic 3134
Including suburb and	
postcode	

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	Pro	perty Type	Townhous	se	Suburb	Ringwood
Period - From	26/06/2024	to	25/06/2025		Source	Property	y 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

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 comparableproperties 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













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

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

Agent Comments



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)











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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.