

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

2 Gordon Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$1,072,500 Property Type House Suburb Ringwood

Period - From 01/10/2025 to 31/12/2025 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	64 Heathmont Rd HEATHMONT 3135	\$848,000	04/03/2026
2	9 Wainui Av HEATHMONT 3135	\$842,000	16/02/2026
3	13 Inez Av RINGWOOD 3134	\$825,000	20/11/2025

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:

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Property Type: Land
Land Size: 686 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 December quarter 2025: \$1,072,500

Comparable Properties



64 Heathmont Rd HEATHMONT 3135 (REI)

[Agent Comments](#)



Price: \$848,000
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 669 sqm approx



9 Wainui Av HEATHMONT 3135 (REI)

[Agent Comments](#)



Price: \$842,000
Method: Private Sale
Date: 16/02/2026
Property Type: Land (Res)
Land Size: 650 sqm approx



13 Inez Av RINGWOOD 3134 (VG)

[Agent Comments](#)



Price: \$825,000
Method: Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 701 sqm approx

Account - Barry Plant | P: 03 9722 7166