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	12 Devon Avenue, Heathmont Vic 3135

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,050,000 Property Type House Suburb Heathmont

Period - From 01/10/2024 to 30/09/2025 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.

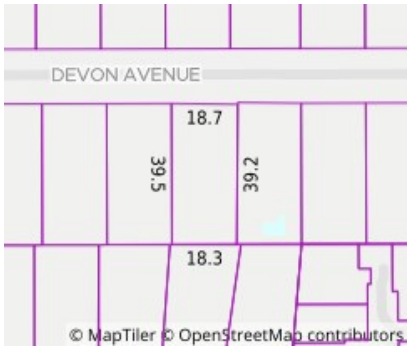
	Address of comparable property	Price	Date of sale
1	26 Ford St RINGWOOD 3134	$1,220,000	11/10/2025
2	13 Walmer St RINGWOOD 3134	$1,220,000	16/06/2025
3	11 Norfolk Av RINGWOOD 3134	$1,230,000	06/06/2025

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: 15/10/2025 11:49

12 Devon Avenue, Heathmont Vic 3135



3 2 1

Rooms: 5
Property Type: House
Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
Year ending September 2025: $1,050,000

Comparable Properties



26 Ford St RINGWOOD 3134 (REI)

3 1 1

Price: $1,220,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 737 sqm approx

Agent Comments



13 Walmer St RINGWOOD 3134 (REI/VG)

3 2 2

Price: $1,220,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 416 sqm approx

Agent Comments



11 Norfolk Av RINGWOOD 3134 (VG)

3 - -

Price: $1,230,000
Method: Sale
Date: 06/06/2025
Property Type: Development Site (Res)
Land Size: 861 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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