

# 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

2a Dresden Avenue, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Heathmont

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 | 4/22 Ireland St RINGWOOD 3134  | \$1,172,000 | 25/11/2025   |
| 2 | 17a Ford St RINGWOOD 3134      | \$1,161,500 | 15/11/2025   |
| 3 | 3 Marden PI HEATHMONT 3135     | \$1,189,000 | 20/09/2025   |

**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:

13/01/2026 11:44



 4  2  2

**Property Type:** House  
**Land Size:** 320 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 December quarter 2025: \$1,165,000

## Comparable Properties



**4/22 Ireland St RINGWOOD 3134 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,172,000  
**Method:** Private Sale  
**Date:** 25/11/2025  
**Property Type:** Unit



**17a Ford St RINGWOOD 3134 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,161,500  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 259 sqm approx



**3 Marden PI HEATHMONT 3135 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,189,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 458 sqm approx

**Account - Barry Plant** | P: 03 9722 7166