

## 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

Range between  &

#### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

#### 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:



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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)**



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3



2

**Price:** \$1,172,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** Unit

[Agent Comments](#)



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



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2



3

**Price:** \$1,161,500

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 259 sqm approx

[Agent Comments](#)



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



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2



2

**Price:** \$1,189,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 458 sqm approx

[Agent Comments](#)

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