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: 27a Heathmont Road, Ringwood Vic 3134

Indicative selling price

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

Range between: $1,150,000 & $1,200,000

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.~~

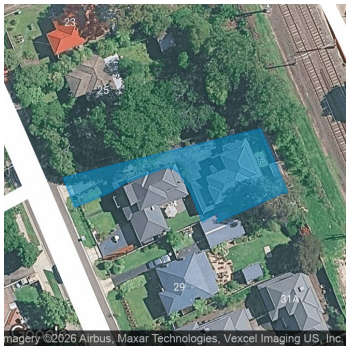
	Address of comparable property	Price	Date of sale
1	19a Highton St RINGWOOD EAST 3135	$1,150,000	16/10/2025
2	1/5 Merrilong St RINGWOOD EAST 3135	$1,212,000	30/08/2025
3			

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: 25/02/2026 17:06

27a Heathmont Road, Ringwood Vic 3134



4 2 2

Property Type: House
Land Size: 453 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
December quarter 2025: $1,072,500

Comparable Properties



19a Highton St RINGWOOD EAST 3135 (REI/VG)

4 3 2

Price: $1,150,000
Method: Private Sale
Date: 16/10/2025
Property Type: Townhouse (Single)
Land Size: 264 sqm approx

Agent Comments



1/5 Merrilong St RINGWOOD EAST 3135 (REI/VG)

4 3 2

Price: $1,212,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 283 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9722 7166

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