

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 \$767,000 Property Type Vacant land Suburb Ringwood

Period - From 12/06/2025 to 11/06/2026 Source Property Data

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	9 Wainui Av HEATHMONT 3135	\$842,000	16/02/2026
2	11 Wainui Av HEATHMONT 3135	\$805,000	16/01/2026
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: 12/06/2026 12:13



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

Indicative Selling Price
 \$800,000 - \$850,000
Median Land Price
 12/06/2025 - 11/06/2026: \$767,000

Comparable Properties



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



11 Wainui Av HEATHMONT 3135 (REI)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 16/01/2026
Property Type: Land
Land Size: 658 sqm approx

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