

# 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

1/38 Great Ryrie Street, 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 \$780,000 & \$830,000

### Median sale price

Median price \$862,500 Property Type Townhouse Suburb Heathmont

Period - From 25/06/2025 to 24/06/2026 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	2/5 Vista Av RINGWOOD EAST 3135	\$822,000	01/05/2026
2	1/111 Dublin Rd RINGWOOD EAST 3135	\$838,000	21/04/2026
3	1/42 Caroline St RINGWOOD 3134	\$826,000	23/03/2026

**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:

25/06/2026 11:46



 3   
  1   
  2

**Property Type:** Townhouse

**Land Size:** 348 sqm approx

Agent Comments

**Indicative Selling Price**

\$780,000 - \$830,000

**Median Townhouse Price**

25/06/2025 - 24/06/2026: \$862,500

## Comparable Properties



2/5 Vista Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3   
  1   
  2

**Price:** \$822,000

**Method:** Private Sale

**Date:** 01/05/2026

**Property Type:** Unit

**Land Size:** 425 sqm approx



1/111 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3   
  1   
  2

**Price:** \$838,000

**Method:** Private Sale

**Date:** 21/04/2026

**Property Type:** House

**Land Size:** 434 sqm approx



1/42 Caroline St RINGWOOD 3134 (REI/VG)

Agent Comments

 3   
  1   
  2

**Price:** \$826,000

**Method:** Private Sale

**Date:** 23/03/2026

**Property Type:** House (Res)

**Land Size:** 331 sqm approx

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