

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

7 Kitson Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$1,041,000

Property Type House

Suburb Ringwood

Period - From 22/07/2025

to

21/07/2026

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	107 Heathmont Rd HEATHMONT 3135	\$940,000	22/05/2026
2	1 Possum La HEATHMONT 3135	\$930,000	19/05/2026
3	26 Jarma Rd HEATHMONT 3135	\$945,000	16/05/2026

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:

22/07/2026 10:22



3 2 1

Property Type: House
Land Size: 548 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 22/07/2025 - 21/07/2026: \$1,041,000

Comparable Properties



107 Heathmont Rd HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$940,000
Method: Private Sale
Date: 22/05/2026
Property Type: House
Land Size: 598 sqm approx



1 Possum La HEATHMONT 3135 (REI)

Agent Comments

3 1 2

Price: \$930,000
Method: Private Sale
Date: 19/05/2026
Property Type: House
Land Size: 744 sqm approx



26 Jarma Rd HEATHMONT 3135 (REI)

Agent Comments

3 2 3

Price: \$945,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 666 sqm approx

Account - Barry Plant | P: 03 9722 7166