

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

3/21 Edna Street, Heathmont Vic 3135

Indicative selling price

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

Range between \$970,000

&

\$1,020,000

Median sale price

Median price \$833,750

Property Type Townhouse

Suburb Heathmont

Period - From 06/08/2025

to

05/08/2026

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	2/26 Hume St RINGWOOD EAST 3135	\$1,021,000	23/05/2026
2	3/34 Ireland St RINGWOOD 3134	\$1,020,000	17/03/2026
3	4/48 Arlington St RINGWOOD 3134	\$960,000	14/03/2026

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:

06/08/2026 10:33



 3  2  2

Rooms: 11

Property Type: Townhouse (Res)

Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price

\$970,000 - \$1,020,000

Median Townhouse Price

06/08/2025 - 05/08/2026: \$833,750

Comparable Properties



2/26 Hume St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,021,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Townhouse (Res)



3/34 Ireland St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,020,000

Method: Private Sale

Date: 17/03/2026

Property Type: Townhouse (Single)

Land Size: 200 sqm approx



4/48 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$960,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)