

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

6a & 6B Adrian Court, Heathmont Vic 3135

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,075,000

Property Type

House

Suburb

Heathmont

Period - From

01/04/2026

to

30/06/2026

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	1 Garden St RINGWOOD 3134	\$1,282,000	10/07/2026
2	21 Rawson Ct RINGWOOD EAST 3135	\$1,107,000	22/06/2026
3	8 Rahnston Ct VERMONT 3133	\$1,300,000	06/03/2026

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:

24/07/2026 09:48



 4  2  2

Property Type: House
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2026: \$1,075,000

Comparable Properties



1 Garden St RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$1,282,000
Method: Private Sale
Date: 10/07/2026
Property Type: House
Land Size: 1065 sqm approx



21 Rawson Ct RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  3

Price: \$1,107,000
Method: Private Sale
Date: 22/06/2026
Property Type: House (Res)
Land Size: 1050 sqm approx



8 Rahnston Ct VERMONT 3133 (REI)

Agent Comments

 3  1  3

Price: \$1,300,000
Method: Private Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 1009 sqm approx

Account - Barry Plant | P: 03 9874 3355