

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

2a Heather Grove, Ringwood Vic 3134

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$1,027,500 Property Type House Suburb Ringwood

Period - From 29/09/2025 to 28/09/2026 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	1/5 Myrtle Av HEATHMONT 3135	\$690,000	25/07/2026
2	2/1 Ford St RINGWOOD 3134	\$701,000	09/05/2026
3	2/40 Andrew St RINGWOOD 3134	\$680,500	01/05/2026

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:

29/09/2026 16:57



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Property Type: House

Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median House Price

29/09/2025 - 28/09/2026: \$1,027,500

Comparable Properties



1/5 Myrtle Av HEATHMONT 3135 (REI)

Agent Comments

 2  1  1

Price: \$690,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)



2/1 Ford St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$701,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Unit

Land Size: 242 sqm approx



2/40 Andrew St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$680,500

Method: Private Sale

Date: 01/05/2026

Property Type: Unit

Land Size: 144 sqm approx

Account - Barry Plant | P: 03 9874 3355