

# 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

21 Jarma Road, 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,080,000 Property Type House Suburb Heathmont

Period - From 31/03/2025 to 30/03/2026 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	10 Wrights Ct RINGWOOD 3134	\$980,000	17/03/2026
2	67 Cuthbert St HEATHMONT 3135	\$987,000	27/02/2026
3	6 Haig St RINGWOOD 3134	\$1,060,000	15/11/2025

**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:

31/03/2026 17:12



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  1

**Property Type:** Hous  
**Land Size:** 738 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 31/03/2025 - 30/03/2026: \$1,080,000

## Comparable Properties



10 Wrights Ct RINGWOOD 3134 (REI)

Agent Comments

 3   
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  2

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** House (Res)  
**Land Size:** 816 sqm approx



67 Cuthbert St HEATHMONT 3135 (REI)

Agent Comments

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  1   
  2

**Price:** \$987,000  
**Method:** Private Sale  
**Date:** 27/02/2026  
**Property Type:** House  
**Land Size:** 652 sqm approx



6 Haig St RINGWOOD 3134 (REI/VG)

Agent Comments

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  1

**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx

Account - Barry Plant | P: 03 9874 3355



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