

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

1/21 Heywood Street, Ringwood Vic 3134

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Ringwood

Period - From

01/07/2025

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	10b Woodside Av RINGWOOD 3134	\$800,000	11/06/2026
2	8 Dresden Av HEATHMONT 3135	\$770,000	25/05/2026
3	47a Viviani Cr HEATHMONT 3135	\$806,000	24/03/2026

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:

18/08/2026 11:29



 3  1  1

Property Type: Unit/Townhouse

Land Size: 364 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending June 2026: \$650,000

Comparable Properties



10b Woodside Av RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$800,000

Method: Private Sale

Date: 11/06/2026

Property Type: House



8 Dresden Av HEATHMONT 3135 (VG)

Agent Comments

 3  -  -

Price: \$770,000

Method: Sale

Date: 25/05/2026

Property Type: Flat/Unit/Apartment (Res)



47a Viviani Cr HEATHMONT 3135 (REI/VG)

Agent Comments

 3  1  1

Price: \$806,000

Method: Private Sale

Date: 24/03/2026

Property Type: House

Land Size: 309 sqm approx

Account - Barry Plant | P: 03 9722 7166