

# 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

12 Hunter Court, Ringwood East 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

\$950,000

&

\$1,000,000

### Median sale price

Median price

\$1,012,000

Property Type

House

Suburb

Ringwood East

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 | 20 The Boulevard HEATHMONT 3135 | \$950,000 | 04/06/2026   |
| 2 | 7 Hunter Ct RINGWOOD EAST 3135  | \$900,000 | 08/04/2026   |
| 3 | 3 Heath Ct HEATHMONT 3135       | \$992,500 | 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:

31/07/2026 09:54



3 2 2

**Property Type:** House

**Land Size:** 864 sqm approx

**Agent Comments**

## Comparable Properties



**20 The Boulevard HEATHMONT 3135 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 04/06/2026

**Property Type:** House

**Land Size:** 1032 sqm approx



**7 Hunter Ct RINGWOOD EAST 3135 (REI)**

**Agent Comments**

3 2 2

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 08/04/2026

**Property Type:** House (Res)



**3 Heath Ct HEATHMONT 3135 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$992,500

**Method:** Private Sale

**Date:** 24/03/2026

**Property Type:** House (Res)

**Land Size:** 778 sqm approx