

# 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

14 Heather Grove, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### Median sale price

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

Period - From 01/01/2025 to 31/03/2025 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.

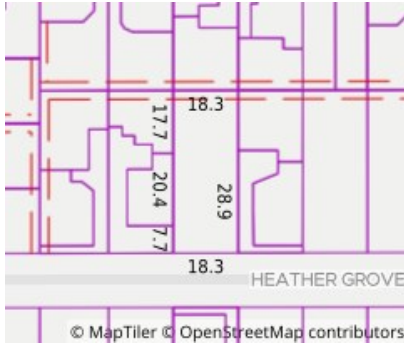
	Address of comparable property	Price	Date of sale
1	4 Montgomery St RINGWOOD 3134	\$1,030,000	16/05/2025
2	69 Wantirna Rd RINGWOOD 3134	\$981,000	05/04/2025
3	18 Maidstone St RINGWOOD 3134	\$1,085,000	29/03/2025

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:

27/05/2025 11:22



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 836 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,050,000  
**Median House Price**  
March quarter 2025: \$1,080,000

## Comparable Properties



**4 Montgomery St RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 16/05/2025  
**Property Type:** House  
**Land Size:** 720 sqm approx



**69 Wantirna Rd RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$981,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 876 sqm approx



**18 Maidstone St RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 29/03/2025  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx

**Account - Buxton** | P: 03 9563 9933