

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

2/110 BEDFORD ROAD HEATHMONT VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Heathmont

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

4/61 DUBLIN ROAD RINGWOOD EAST VIC 3135	\$650,000	18-Mar-26
1/111 PATTERSON STREET RINGWOOD EAST VIC 3135	\$636,000	20-Jun-26
1/74 RINGWOOD STREET RINGWOOD VIC 3134	\$678,000	28-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 18 August 2026


**4/61 DUBLIN ROAD RINGWOOD
EAST VIC 3135**
 2  1  1

Sold Price

\$650,000

Sold Date

18-Mar-26

Distance

1.01km

**1/111 PATTERSON STREET
RINGWOOD EAST VIC 3135**
 2  1  1

Sold Price

^{RS} **\$636,000**

Sold Date

20-Jun-26

Distance

1.55km

**1/74 RINGWOOD STREET
RINGWOOD VIC 3134**
 2  1  1

Sold Price

\$678,000

Sold Date

28-Mar-26

Distance

1.99km
RS = Recent sale

UN = Undisclosed Sale

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