

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

2A Heather Grove, Ringwood Vic 3134

Indicative selling price

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

Range between \$680,000

&

\$710,000

Median sale price

Median price \$1,025,000

Property Type House

Suburb Ringwood

Period - From 21/09/2025

to

20/09/2026

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	1/5 Myrtle Av HEATHMONT 3135	\$690,000	25/07/2026
2	2/1 Ford St RINGWOOD 3134	\$701,000	09/05/2026
3	2/40 Andrew St RINGWOOD 3134	\$680,500	01/05/2026

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:

21/09/2026 14:26



 2  1  1

Property Type: House
Land Size: 185 sqm approx
Agent Comments

Indicative Selling Price
 \$680,000 - \$710,000
Median House Price
 21/09/2025 - 20/09/2026: \$1,025,000

Comparable Properties



1/5 Myrtle Av HEATHMONT 3135 (REI)

Agent Comments

 2  1  1

Price: \$690,000
Method: Auction Sale
Date: 25/07/2026
Property Type: House (Res)



2/1 Ford St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$701,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit
Land Size: 242 sqm approx



2/40 Andrew St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$680,500
Method: Private Sale
Date: 01/05/2026
Property Type: Unit
Land Size: 144 sqm approx

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