

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

3/3 Heatherbrae Avenue East, Ringwood Vic 3134

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$604,500

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2025

to

31/03/2026

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	407/92 Maroondah Hwy RINGWOOD 3134	\$555,000	23/03/2026
2	6/11-13 Bourke St RINGWOOD 3134	\$580,000	03/03/2026
3	103/7 Bardia St RINGWOOD 3134	\$605,000	19/12/2025

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:

01/04/2026 14:24

 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

01/04/2025 - 31/03/2026: \$604,500

Comparable Properties



407/92 Maroondah Hwy RINGWOOD 3134 (REI)

Agent Comments

 2  2  1

Price: \$555,000

Method: Private Sale

Date: 23/03/2026

Property Type: Apartment



6/11-13 Bourke St RINGWOOD 3134 (REI)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 03/03/2026

Property Type: Apartment



103/7 Bardia St RINGWOOD 3134 (VG)

Agent Comments

 2  -  -

Price: \$605,000

Method: Sale

Date: 19/12/2025

Property Type: Strata Unit/Flat