

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

3/57 Heatherdale Road, Mitcham Vic 3132

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$857,000

Property Type

Unit

Suburb

Mitcham

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	17 Zephyr CI RINGWOOD 3134	\$660,000	18/07/2026
2	2/5 Barkly St RINGWOOD 3134	\$672,500	02/04/2026
3	2/15 Nelson St RINGWOOD 3134	\$695,000	24/02/2026

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:

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2026: \$857,000



Property Type: Townhouse

Agent Comments

Comparable Properties



17 Zephyr CI RINGWOOD 3134 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 18/07/2026

Property Type: Townhouse (Single)



2/5 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$672,500

Method: Private Sale

Date: 02/04/2026

Property Type: Unit

Land Size: 98 sqm approx



2/15 Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 24/02/2026

Property Type: Unit