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: 117 Great Ryrie Street, Heathmont Vic 3135

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,165,000 Property Type House Suburb Heathmont

Period - From 01/10/2025 to 31/12/2025 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	31 Myrtle Av HEATHMONT 3135	$862,000	24/12/2025
2	4 Erica Cr HEATHMONT 3135	$890,000	12/12/2025
3	140 Wantirna Rd RINGWOOD 3134	$820,000	15/11/2025

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: 10/02/2026 12:11

JellisCraig



2 1 1

Property Type: House
Land Size: 699 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
December quarter 2025: $1,165,000

Comparable Properties



31 Myrtle Av HEATHMONT 3135 (REI)

2 1 2

Price: $862,000
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 622 sqm approx

Agent Comments



4 Erica Cr HEATHMONT 3135 (REI)

3 2 2

Price: $890,000
Method: Sold Before Auction
Date: 12/12/2025
Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments



140 Wantirna Rd RINGWOOD 3134 (REI/VG)

3 1 2

Price: $820,000
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 695 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE | propertydata.com.au

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