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: 1 Marden Place, Heathmont Vic 3135

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## Median sale price

Median price $1,085,000 Property Type House Suburb Heathmont

Period - From 01/04/2025 to 31/03/2026 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 | 27a Heathmont Rd RINGWOOD 3134 | $1,235,000 | 10/03/2026 |
| 2 | 3/10 McKay Ct RINGWOOD 3134 | $1,300,000 | 28/02/2026 |
| 3 | | | |

**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: 14/05/2026 15:35

1 Marden Place, Heathmont Vic 3135

Jessica Clarke
9870 6211
0484 326 097
jessicaclarke@jelliscraig.com.au



4 2 2

**Property Type:** House
**Land Size:** 549 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
Year ending March 2026: $1,085,000

## Comparable Properties



**27a Heathmont Rd RINGWOOD 3134 (REI)**

4 2 2

**Price:** $1,235,000
**Method:** Private Sale
**Date:** 10/03/2026
**Property Type:** House (Res)
**Land Size:** 453 sqm approx

Agent Comments



**3/10 McKay Ct RINGWOOD 3134 (REI/VG)**

4 2 2

**Price:** $1,300,000
**Method:** Auction Sale
**Date:** 28/02/2026
**Property Type:** Townhouse (Res)
**Land Size:** 318 sqm approx

Agent Comments

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.



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