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	5/49-51 Heathmont Road, Ringwood Vic 3134

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $560,000 Property Type Unit Suburb Ringwood

Period - From 01/01/2025 to 31/03/2025 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	1/5-7 Arlington St RINGWOOD 3134	$650,000	26/03/2025
2	4/49-51 Heathmont Rd RINGWOOD 3134	$490,000	01/02/2025
3	2/34 Heathmont Rd RINGWOOD 3134	$620,000	13/12/2024

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: 08/04/2025 13:40

5/49-51 Heathmont Road, Ringwood Vic 3134



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
March quarter 2025: $560,000

Comparable Properties



1/5-7 Arlington St RINGWOOD 3134 (REI)

2 1 1

Price: $650,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Unit
Land Size: 144 sqm approx

Agent Comments



4/49-51 Heathmont Rd RINGWOOD 3134 (REI)

2 1 2

Price: $490,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Unit
Land Size: 133 sqm approx

Agent Comments



2/34 Heathmont Rd RINGWOOD 3134 (REI/VG)

2 1 2

Price: $620,000
Method: Sold Before Auction
Date: 13/12/2024
Property Type: Unit
Land Size: 317 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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