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	18 Heathmont Road, Ringwood Vic 3134

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,025,000 Property Type House Suburb Ringwood

Period - From 01/07/2024 to 30/06/2025 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	1/9 Freeman St RINGWOOD EAST 3135	$832,000	08/09/2025
2	8a Heathmont Rd RINGWOOD 3134	$867,500	09/08/2025
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: 29/09/2025 14:30

18 Heathmont Road, Ringwood Vic 3134

Daniel Broadbent
9870 6211
0424 155 476
danielbroadbent@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 473 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
Year ending June 2025: $1,025,000

Comparable Properties



1/9 Freeman St RINGWOOD EAST 3135 (REI)

3 1 2

Price: $832,000
Method: Private Sale
Date: 08/09/2025
Property Type: House
Land Size: 484 sqm approx

Agent Comments



8a Heathmont Rd RINGWOOD 3134 (REI)

3 2 2

Price: $867,500
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)
Land Size: 296 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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