

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 \$1,200,000 & \$1,300,000

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	2a Dresden Av HEATHMONT 3135	\$1,300,500	07/02/2026

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: 27/04/2026 11:53

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4 2 2

Property Type: House
Land Size: 549 sqm approx
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2026: \$1,085,000

Comparable Properties

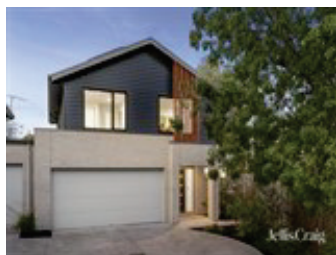


27a Heathmont Rd RINGWOOD 3134 (REI)

Agent Comments

4 2 2

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



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

Agent Comments

4 2 2

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



2a Dresden Av HEATHMONT 3135 (REI)

Agent Comments

4 2 2

Price: \$1,300,500
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 321 sqm approx

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