

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

49 Sunbeam Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Ringwood East

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	2 Leonard St RINGWOOD 3134	\$1,065,000	03/05/2025
2	69 Dublin Rd RINGWOOD EAST 3135	\$1,143,000	05/04/2025
3	60 Sunbeam Av RINGWOOD EAST 3135	\$1,205,000	18/03/2025

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:

04/07/2025 16:40



4 2 2

Property Type: House (Res)
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2025: \$1,050,000

Comparable Properties



2 Leonard St RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 1

Price: \$1,065,000
Method: Private Sale
Date: 03/05/2025
Property Type: House
Land Size: 480 sqm approx



69 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 1 3

Price: \$1,143,000
Method: Private Sale
Date: 05/04/2025
Property Type: House
Land Size: 815 sqm approx



60 Sunbeam Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$1,205,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 687 sqm approx