

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

2/24 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Ringwood East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

1/36 DUBLIN ROAD RINGWOOD EAST VIC 3135	\$596,000	26-Jun-25
5/49-51 HEATHMONT ROAD RINGWOOD VIC 3134	\$655,000	04-May-25
2/36 EASTFIELD ROAD RINGWOOD EAST VIC 3135	\$624,000	07-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 29 July 2025



1/36 DUBLIN ROAD RINGWOOD EAST VIC 3135

2 1 2

Sold Price

^{RS}

\$596,000

Sold Date

26-Jun-25

Distance

0.46km



5/49-51 HEATHMONT ROAD RINGWOOD VIC 3134

2 1 1

Sold Price

\$655,000

Sold Date

04-May-25

Distance

0.99km



2/36 EASTFIELD ROAD RINGWOOD EAST VIC 3135

2 1 1

Sold Price

\$624,000

Sold Date

07-Apr-25

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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