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

1/20 Illoura Avenue, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$750,000		&		\$800,000					
Median sale p										
Median price	\$716,000	Pro	operty Type	Unit			Suburb	Ringwood East		
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	12 Tweed St RINGWOOD EAST 3135	\$780,000	28/06/2025
2	14 Marden PI HEATHMONT 3135	\$842,500	20/05/2025
3	1/13 Finlayson St RINGWOOD EAST 3135	\$815,000	22/03/2025

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:

24/07/2025 11:39



JellisCraig

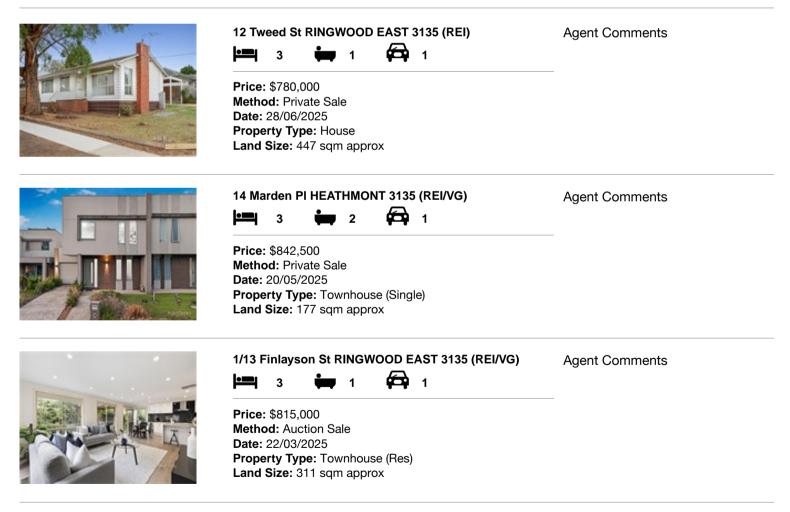




Property Type: Unit Land Size: 330 sqm approx Agent Comments Neo Wei 9870 6211 0420 309 891 NeoWei@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price Year ending June 2025: \$716,000

Comparable Properties



Account - Jellis Craig | P: 03 9870 6211



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