

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$716,000

Property Type

Unit

Suburb

Ringwood East

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	12 Tweed St RINGWOOD EAST 3135	\$780,000	28/06/2025
2	14 Marden Pl 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



 3  1  2

**Property Type:** Unit  
**Land Size:** 330 sqm approx  
**Agent Comments**

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

## Comparable Properties



**12 Tweed St RINGWOOD EAST 3135 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 28/06/2025  
**Property Type:** House  
**Land Size:** 447 sqm approx



**14 Marden PI HEATHMONT 3135 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$842,500  
**Method:** Private Sale  
**Date:** 20/05/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 177 sqm approx



**1/13 Finlayson St RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$815,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 311 sqm approx