

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

2/32-34 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Aug 2024

to

31 Jul 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

2/57A MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$528,000	28-May-25
7/35-37 WANTIRNA ROAD RINGWOOD VIC 3134	\$525,000	05-Jun-25
4/25 PITT STREET RINGWOOD VIC 3134	\$530,000	30-Jun-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: 12 August 2025



2/57A MT DANDENONG ROAD RINGWOOD EAST VIC 3135

2 1 1

Sold Price ^{RS} **\$528,000** Sold Date **28-May-25**

Distance **0.64km**



7/35-37 WANTIRNA ROAD RINGWOOD VIC 3134

2 1 1

Sold Price **\$525,000** Sold Date **05-Jun-25**

Distance **1.66km**



4/25 PITT STREET RINGWOOD VIC 3134

2 1 1

Sold Price **\$530,000** Sold Date **30-Jun-25**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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