## 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

13 Railway Avenue, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$850,000		&		\$930,000			
Median sale price								
Median price	\$1,050,000	Pro	Property Type Ho		House		Suburb	Ringwood East
Period - From	01/01/2025	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	56 Dublin Rd RINGWOOD EAST 3135	\$990,000	13/05/2025
2	23 Railway Av RINGWOOD EAST 3135	\$930,000	27/02/2025
3			

OR

**B**<sup>\*</sup> 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:

07/07/2025 11:48





Neo Wei

21.68m 21.68m 758 sqm Approx.) 18.05m RAILWAY AVENUE



Property Type: House Land Size: 798 sqm approx Agent Comments 9870 6211 0420 309 891 NeoWei@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$930,000 Median House Price March quarter 2025: \$1,050,000

# Comparable Properties

56 Dublin Rd RINGWOOD EAST 3135 (REI/VG) 4 2 2 2 Price: \$990,000 Method: Private Sale Date: 13/05/2025 Property Type: House Land Size: 864 sqm approx	Agent Comments
23 Railway Av RINGWOOD EAST 3135 (REI/VG) 2 2 4 Price: \$930,000 Method: Auction Sale Date: 27/02/2025 Property Type: House (Res) Land Size: 707 sqm approx	Agent Comments

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.

#### Account - Jellis Craig | P: 03 9870 6211





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