

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 between \$850,000 & \$930,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Ringwood East

Period - From 01/01/2025 to 31/03/2025 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	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* 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.~~

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Property Type: House
Land Size: 798 sqm approx
Agent Comments

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)

Agent Comments

4 2 2

Price: \$990,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 864 sqm approx



23 Railway Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 4

Price: \$930,000
Method: Auction Sale
Date: 27/02/2025
Property Type: House (Res)
Land Size: 707 sqm approx

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.