

# 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

62 Dublin Road, 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

\$850,000

&

\$900,000

### Median sale price

Median price

\$1,002,250

Property Type

House

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	4 Armstrong Rd HEATHMONT 3135	\$892,500	14/06/2025
2	9 Linda Dr RINGWOOD 3134	\$910,000	01/05/2025
3	16 Tudor Ct HEATHMONT 3135	\$870,000	24/02/2025

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:

15/07/2025 16:46



3 1 2

**Property Type:** House  
**Land Size:** 863 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

Year ending June 2025: \$1,002,250

## Comparable Properties



**4 Armstrong Rd HEATHMONT 3135 (REI)**

**Agent Comments**

3 1 1

**Price:** \$892,500  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** House (Res)  
**Land Size:** 674 sqm approx



**9 Linda Dr RINGWOOD 3134 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 01/05/2025  
**Property Type:** House  
**Land Size:** 711 sqm approx



**16 Tudor Ct HEATHMONT 3135 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 24/02/2025  
**Property Type:** House  
**Land Size:** 776 sqm approx

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