

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

1/36 Dublin Road, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Ringwood East

Period - From 01/04/2024 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	1/18 Great Ryrie St RINGWOOD 3134	\$585,000	08/05/2025
2	4/2 William St RINGWOOD 3134	\$560,000	17/04/2025
3	2/28 Thomas St RINGWOOD 3134	\$598,000	04/03/2025

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: 10/06/2025 09:23



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Rooms: 3
Property Type: House
Land Size: 115 sqm approx
 Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median Unit Price
 Year ending March 2025: \$720,000

Comparable Properties



1/18 Great Ryrie St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$585,000
Method: Private Sale
Date: 08/05/2025
Property Type: Unit



4/2 William St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$560,000
Method: Private Sale
Date: 17/04/2025
Property Type: Unit

2/28 Thomas St RINGWOOD 3134 (VG)

Agent Comments

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Price: \$598,000
Method: Sale
Date: 04/03/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9722 7166