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	4/5 Merrilong Street, Ringwood East Vic 3135

Indicative selling price

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

Range between $900,000 & $950,000

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.

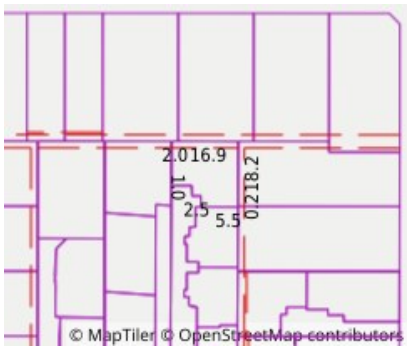
	Address of comparable property	Price	Date of sale
1	5b David St RINGWOOD 3134	$950,000	06/05/2025
2	3/3 Poulton Cl HEATHMONT 3135	$905,000	02/04/2025
3	2/69 Bedford Rd RINGWOOD EAST 3135	$910,000	26/12/2024

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: 19/06/2025 13:55

4/5 Merrilong Street, Ringwood East Vic 3135



Property Type:
Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
Year ending March 2025: $720,000

Comparable Properties



5b David St RINGWOOD 3134 (REI)

3 2 1

Price: $950,000
Method: Private Sale
Date: 06/05/2025
Property Type: Townhouse (Single)

Agent Comments



3/3 Poulton Cl HEATHMONT 3135 (REI/VG)

3 2 2

Price: $905,000
Method: Sold Before Auction
Date: 02/04/2025
Property Type: Unit
Land Size: 304 sqm approx

Agent Comments



2/69 Bedford Rd RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $910,000
Method: Private Sale
Date: 26/12/2024
Property Type: Townhouse (Single)
Land Size: 336 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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