

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

2/32 Mount Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Ringwood East

Period - From

05/02/2025

to

04/02/2026

Source

Property Data

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 | 3/40 Nelson St RINGWOOD 3134 | \$530,000 | 17/12/2025 |
| 2 | 3/68 Mt Dandenong Rd RINGWOOD EAST 3135 | \$550,000 | 22/11/2025 |
| 3 | 6/100 Ringwood St RINGWOOD 3134 | \$515,000 | 28/10/2025 |

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:

05/02/2026 11:13



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
05/02/2025 - 04/02/2026: \$720,000

Comparable Properties



3/40 Nelson St RINGWOOD 3134 (VG)

Agent Comments



Price: \$530,000
Method: Sale
Date: 17/12/2025
Property Type: Flat/Unit/Apartment (Res)



3/68 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 22/11/2025
Property Type: Unit



6/100 Ringwood St RINGWOOD 3134 (VG)

Agent Comments



Price: \$515,000
Method: Sale
Date: 28/10/2025
Property Type: Flat/Unit/Apartment (Res)