

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

10 Braewood Avenue, Ringwood East Vic 3135

Indicative selling price

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

Single price

\$1,480,000

Median sale price

Median price

\$1,105,500

Property Type

House

Suburb

Ringwood East

Period - From

01/10/2025

to

31/12/2025

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	11 Mountain View Rd HEATHMONT 3135	\$1,540,000	27/02/2026
2	15 Lena Gr HEATHMONT 3135	\$1,385,000	19/02/2026
3	19 Victoria St RINGWOOD EAST 3135	\$1,530,000	18/10/2025

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:

17/03/2026 10:28



 3
  2
  2

Property Type: House
Land Size: 912 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,480,000
Median House Price
 December quarter 2025: \$1,105,500

Comparable Properties



11 Mountain View Rd HEATHMONT 3135 (REI)

Agent Comments

 3
  2
  2

Price: \$1,540,000
Method: Auction Sale
Date: 27/02/2026
Property Type: House (Res)
Land Size: 832 sqm approx



15 Lena Gr HEATHMONT 3135 (REI)

Agent Comments

 4
  2
  2

Price: \$1,385,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 448 sqm approx



19 Victoria St RINGWOOD EAST 3135 (REI)

Agent Comments

 3
  3
  2

Price: \$1,530,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 1053 sqm approx

Account - Barry Plant | P: 03 9722 7166