

# 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 2/14 Mirabel Avenue, 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 \$810,000 & \$850,000

### Median sale price

Median price \$775,000 Property Type Unit 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	3/18 Carcoola Rd RINGWOOD EAST 3135	\$850,000	07/03/2026
2	1/376 Maroondah Hwy RINGWOOD 3134	\$845,000	30/01/2026
3	2/4 Lois St RINGWOOD EAST 3135	\$848,000	06/12/2025

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: 24/03/2026 10:43



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**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 240.478 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$810,000 - \$850,000  
**Median Unit Price**  
December quarter 2025: \$775,000

## Comparable Properties



3/18 Caroola Rd RINGWOOD EAST 3135 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 07/03/2026  
**Property Type:** Unit



1/376 Maroondah Hwy RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

 3  2  4

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 30/01/2026  
**Property Type:** House  
**Land Size:** 296 sqm approx



2/4 Lois St RINGWOOD EAST 3135 (REI/VG)

[Agent Comments](#)

 3  1  2

**Price:** \$848,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Unit

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454