

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

Range between \$1,370,000 & \$1,450,000

Median sale price

Median price \$1,016,000 Property Type House Suburb Ringwood East

Period - From 01/04/2025 to 31/03/2026 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	14 Mackenzie Ct CROYDON SOUTH 3136	\$1,351,000	09/03/2026
2	11 Mountain View Rd HEATHMONT 3135	\$1,540,000	27/02/2026
3	15 Lena Gr HEATHMONT 3135	\$1,385,000	19/02/2026

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: 16/04/2026 09:57



3 2 2

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

Indicative Selling Price
 \$1,370,000 - \$1,450,000
Median House Price
 Year ending March 2026: \$1,016,000

Comparable Properties



14 Mackenzie Ct CROYDON SOUTH 3136 (REI)

Agent Comments

3 3 2

Price: \$1,351,000
Method: Private Sale
Date: 09/03/2026
Property Type: House (Res)
Land Size: 553 sqm approx



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

Account - Barry Plant | P: 03 9722 7166