

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

Range between \$760,000 & \$800,000

Median sale price

Median price \$735,500 Property Type Unit Suburb Ringwood East

Period - From 30/04/2025 to 29/04/2026 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	8/36-38 Vernon St CROYDON 3136	\$790,000	22/04/2026
2	4/100 Dublin Rd RINGWOOD EAST 3135	\$762,000	28/01/2026
3	2/50 Mt Dandenong Rd CROYDON 3136	\$780,000	08/12/2025

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: 30/04/2026 15:19



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Property Type: Unit
Land Size: 245 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$800,000
Median Unit Price
30/04/2025 - 29/04/2026: \$735,500

Comparable Properties



8/36-38 Vernon St CROYDON 3136 (REI)

[Agent Comments](#)

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Price: \$790,000
Method: Private Sale
Date: 22/04/2026
Property Type: Unit
Land Size: 270 sqm approx



4/100 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$762,000
Method: Private Sale
Date: 28/01/2026
Property Type: Townhouse (Single)

2/50 Mt Dandenong Rd CROYDON 3136 (VG)

[Agent Comments](#)

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Price: \$780,000
Method: Sale
Date: 08/12/2025
Property Type: Flat/Unit/Apartment (Res)

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