

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 \$1,250,000 & \$1,330,000

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	23 Holland Rd RINGWOOD EAST 3135	\$1,310,000	29/11/2025
2	3 Malinda Way CROYDON SOUTH 3136	\$1,275,000	13/11/2025
3	12 Devon Av HEATHMONT 3135	\$1,300,000	08/11/2025

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:

07/05/2026 18:41



3 2 2

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

Indicative Selling Price
 \$1,250,000 - \$1,330,000
Median House Price
 Year ending March 2026: \$1,016,000

Comparable Properties



23 Holland Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 576 sqm approx



3 Malinda Way CROYDON SOUTH 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$1,275,000
Method: Private Sale
Date: 13/11/2025
Property Type: House
Land Size: 665 sqm approx



12 Devon Av HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 1

Price: \$1,300,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 720 sqm approx

Account - Barry Plant | P: 03 9722 7166