

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

8A Hill Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$916,000 Property Type Townhouse Suburb Ringwood East

Period - From 11/05/2025 to 10/05/2026 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	14 Greenwood Av RINGWOOD 3134	\$1,140,000	05/03/2026
2	4/22 Ireland St RINGWOOD 3134	\$1,172,000	25/11/2025
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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: 11/05/2026 16:14



Property Type: House (Res)
Land Size: 256 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median Townhouse Price
 11/05/2025 - 10/05/2026: \$916,000

Comparable Properties



14 Greenwood Av RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,140,000
Method: Private Sale
Date: 05/03/2026
Property Type: Townhouse (Single)



4/22 Ireland St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$1,172,000
Method: Private Sale
Date: 25/11/2025
Property Type: Unit

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.