

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 31 Pinewood 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 & \$1,350,000

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	189 Bedford Rd RINGWOOD EAST 3135	\$1,330,000	04/03/2026
2	5 Lucania Cl RINGWOOD EAST 3135	\$1,280,000	24/02/2026
3	23 Holland Rd RINGWOOD EAST 3135	\$1,310,000	29/11/2025

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.~~

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4 2 2

Property Type: House (Res)

Land Size: 944 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2026: \$1,016,000

Comparable Properties



189 Bedford Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 2 6

Price: \$1,330,000

Method: Private Sale

Date: 04/03/2026

Property Type: House

Land Size: 1521 sqm approx



5 Lucania Ct RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$1,280,000

Method: Private Sale

Date: 24/02/2026

Property Type: House (Res)

Land Size: 864 sqm approx



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

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