

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

4/14 Illoura Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$750,000 & \$770,000

Median sale price

Median price \$697,000 Property Type Unit Suburb Ringwood East

Period - From 03/08/2025 to 02/08/2026 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	103 Patterson St RINGWOOD EAST 3135	\$765,000	01/07/2026
2	1/67 Wantirna Rd RINGWOOD 3134	\$763,000	23/04/2026
3			

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: 03/08/2026 18:39



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$770,000

Median Unit Price

03/08/2025 - 02/08/2026: \$697,000

Comparable Properties



103 Patterson St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  2

Price: \$765,000

Method: Private Sale

Date: 01/07/2026

Property Type: House (Res)

Land Size: 307 sqm approx



1/67 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  1

Price: \$763,000

Method: Private Sale

Date: 23/04/2026

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.

Account - Barry Plant | P: 03 9735 3300