

# 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

1/12 Braeside Avenue, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$830,000

&

\$890,000

### Median sale price

Median price

\$916,000

Property Type

Townhouse

Suburb

Ringwood East

Period - From

23/04/2025

to

22/04/2026

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	2/36 Sunbeam Av RINGWOOD EAST 3135	\$1,078,000	09/12/2025
2	2/9 Victoria St RINGWOOD EAST 3135	\$916,000	08/11/2025
3	8/57 Patterson St RINGWOOD EAST 3135	\$872,000	22/07/2025

**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:

23/04/2026 14:59



 3    2    2

**Property Type:** Townhouse (Single)  
**Land Size:** 360 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$830,000 - \$890,000  
**Median Townhouse Price**  
 23/04/2025 - 22/04/2026: \$916,000

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.

## Comparable Properties



2/36 Sunbeam Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3    2    2

**Price:** \$1,078,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 210 sqm approx



2/9 Victoria St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

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**Price:** \$916,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** Townhouse (Res)



8/57 Patterson St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3    2    2

**Price:** \$872,000  
**Method:** Private Sale  
**Date:** 22/07/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 184 sqm approx

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