

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

Single price \$880,000

Median sale price

Median price \$908,000

Property Type Townhouse

Suburb Ringwood East

Period - From 04/05/2025

to 03/05/2026

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 | 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:

04/05/2026 12:58



 3  2  2

Property Type: Townhouse (Res)

Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price

\$880,000

Median Townhouse Price

04/05/2025 - 03/05/2026: \$908,000

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

 3  2  2

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

Account - Barry Plant | P: 03 9842 8888