

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

1/40 Everard Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Ringwood East

Period - From 01/01/2026 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	17/12-22 Cutts Av CROYDON 3136	\$720,000	24/04/2026
2	3/88 Mt Dandenong Rd RINGWOOD EAST 3135	\$820,000	25/03/2026
3	3/18 Carcoola Rd RINGWOOD EAST 3135	\$850,000	07/03/2026

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:

26/05/2026 14:26



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Property Type: Unit
Land Size: 338 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median Unit Price
 March quarter 2026: \$700,000

Comparable Properties



17/12-22 Cutts Av CROYDON 3136 (REI)

[Agent Comments](#)

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Price: \$720,000
Method: Private Sale
Date: 24/04/2026
Property Type: Unit
Land Size: 270 sqm approx



3/88 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

[Agent Comments](#)

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Price: \$820,000
Method: Private Sale
Date: 25/03/2026
Property Type: Unit
Land Size: 234 sqm approx



3/18 Carcoola Rd RINGWOOD EAST 3135 (REI/VG)

[Agent Comments](#)

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Price: \$850,000
Method: Private Sale
Date: 07/03/2026
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888