

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$732,000 Property Type Unit Suburb Ringwood East

Period - From 01/04/2026 to 30/06/2026 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 | 7/11-13 Ross Rd CROYDON 3136        | \$800,000 | 21/06/2026   |
| 2 | 10/9-11 Mines Rd RINGWOOD EAST 3135 | \$743,000 | 10/06/2026   |
| 3 | 17/12-22 Cutts Av CROYDON 3136      | \$720,000 | 24/04/2026   |

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:

20/07/2026 13:20



 3  1  2

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

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Unit Price**  
June quarter 2026: \$732,000

## Comparable Properties



**7/11-13 Ross Rd CROYDON 3136 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 21/06/2026  
**Property Type:** Unit  
**Land Size:** 335 sqm approx



**10/9-11 Mines Rd RINGWOOD EAST 3135 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$743,000  
**Method:** Private Sale  
**Date:** 10/06/2026  
**Property Type:** Unit  
**Land Size:** 295 sqm approx



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

**Agent Comments**

 3  1  2

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

**Account - Barry Plant** | P: 03 9842 8888