

# 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 23 Rosedale Crescent, 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 \$1,300,000 & \$1,350,000

### Median sale price

Median price \$1,010,000 Property Type House Suburb Ringwood East

Period - From 24/02/2025 to 23/02/2026 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	20 Arlington St RINGWOOD 3134	\$1,350,000	21/02/2026
2	19 Pinewood Av RINGWOOD EAST 3135	\$1,060,000	15/11/2025
3	14 Oliver St RINGWOOD 3134	\$1,175,000	25/10/2025

**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: 24/02/2026 16:48



 3    2    4

**Property Type:** House (Res)

**Land Size:** 942 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,350,000

**Median House Price**

24/02/2025 - 23/02/2026: \$1,010,000

## Comparable Properties



**20 Arlington St RINGWOOD 3134 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House

**Land Size:** 867 sqm approx



**19 Pinewood Av RINGWOOD EAST 3135 (REI/VG)**

Agent Comments

 3    1    2

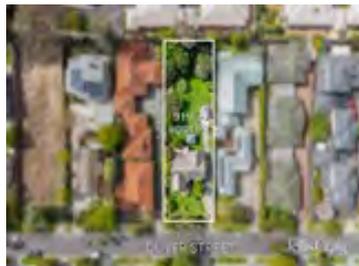
**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 925 sqm approx



**14 Oliver St RINGWOOD 3134 (REI)**

Agent Comments

 3    2    1

**Price:** \$1,175,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 919 sqm approx

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