

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

3/30 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

| | | |
|--|-----------|-----------|
| 7/3-5 FEDERAL ROAD RINGWOOD EAST VIC 3135 | \$606,000 | 22-Mar-25 |
| 2/13 FREEMAN STREET RINGWOOD EAST VIC 3135 | \$587,729 | 18-Jun-25 |
| 3/28-30 BEDFORD ROAD RINGWOOD VIC 3134 | \$610,000 | 26-May-25 |

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 6 months.~~

This Statement of Information was prepared on: 13 August 2025



7/3-5 FEDERAL ROAD RINGWOOD EAST VIC 3135 Sold Price **\$606,000** Sold Date **22-Mar-25**
Distance **0.25km**

 2  1  1



2/13 FREEMAN STREET RINGWOOD EAST VIC 3135 Sold Price **\$587,729** Sold Date **18-Jun-25**
Distance **0.58km**

 2  1  1



3/28-30 BEDFORD ROAD RINGWOOD VIC 3134 Sold Price ^{RS} **\$610,000** ^{UN} Sold Date **26-May-25**
Distance **0.9km**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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