

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

137 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,105,500 Property Type House Suburb Ringwood East

Period - From 01/10/2025 to 31/12/2025 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	6 Buronga Av RINGWOOD EAST 3135	\$1,120,000	29/11/2025
2	13 Viviani Cr HEATHMONT 3135	\$1,152,000	01/12/2025
3	28 Wantirna Rd RINGWOOD 3134	\$1,200,000	19/11/2025

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:

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3 1 2

Property Type: House
Land Size: 865 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2025: \$1,105,500

Comparable Properties



6 Buronga Av RINGWOOD EAST 3135 (RE/VG)

[Agent Comments](#)

3 2 2

Price: \$1,120,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 672 sqm approx



13 Viviani Cr HEATHMONT 3135 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,152,000
Method: Private Sale
Date: 01/12/2025
Property Type: House (Res)
Land Size: 838 sqm approx



28 Wantirna Rd RINGWOOD 3134 (RE/VG)

[Agent Comments](#)

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 19/11/2025
Property Type: House
Land Size: 718 sqm approx

Account - Jellis Craig | P: 03 8841 4888