

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

1/18 HUNTER COURT 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,500

Property type

Unit

Suburb

Ringwood East

Period-from

01 Feb 2025

to

31 Jan 2026

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

2/20 MARLBOROUGH ROAD BAYSWATER VIC 3153	\$803,500	24-Feb-26
1/3 ALEXANDRA ROAD RINGWOOD EAST VIC 3135	\$770,050	21-Oct-25
2/12 TINTERN AVENUE BAYSWATER NORTH VIC 3153	\$772,000	18-Sep-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: 25 February 2026



**2/20 MARLBOROUGH ROAD
 BAYSWATER VIC 3153**

3 2 2

Sold Price ^{RS} **\$803,500** Sold Date **24-Feb-26**

Distance **1.65km**



**1/3 ALEXANDRA ROAD
 RINGWOOD EAST VIC 3135**

3 1 2

Sold Price **\$770,050** Sold Date **21-Oct-25**

Distance **1.67km**



**2/12 TINTERN AVENUE
 BAYSWATER NORTH VIC 3153**

3 2 2

Sold Price **\$772,000** Sold Date **18-Sep-25**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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