

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

117 Mt Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$840,000

&

\$890,000

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	44 Eastfield Rd CROYDON SOUTH 3136	\$830,000	01/11/2025
2	36 Maroondah Hwy CROYDON 3136	\$840,000	23/09/2025
3			

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:

23/02/2026 12:26



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Property Type: House
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
December quarter 2025: \$1,105,500

Comparable Properties



44 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

[Agent Comments](#)

 3  1  3

Price: \$830,000
Method: Private Sale
Date: 01/11/2025
Property Type: House
Land Size: 487 sqm approx



36 Maroondah Hwy CROYDON 3136 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$840,000
Method: Private Sale
Date: 23/09/2025
Property Type: House (Res)
Land Size: 533 sqm approx

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.