

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

2/2 Velma Grove, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$900,000

Property Type

Townhouse

Suburb

Ringwood East

Period - From

23/02/2025

to

22/02/2026

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	3/53 Patterson St RINGWOOD EAST 3135	\$790,000	09/12/2025
2	4/26 Kemps St RINGWOOD EAST 3135	\$785,000	27/09/2025
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 12:06



2 2 1

Property Type: Townhouse

Land Size: 170 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Townhouse Price

23/02/2025 - 22/02/2026: \$900,000

Comparable Properties



3/53 Patterson St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 2 1

Price: \$790,000

Method: Sold Before Auction

Date: 09/12/2025

Property Type: Townhouse (Res)

Land Size: 122 sqm approx



4/26 Kemps St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 2 1

Price: \$785,000

Method: Private Sale

Date: 27/09/2025

Property Type: Unit

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.

Account - Barry Plant | P: 03 9722 7166