

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

135 Mt Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$920,000 & \$990,000

Median sale price

Median price \$1,062,000 Property Type House Suburb Ringwood East

Period - From 01/01/2025 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	3 Railway Av RINGWOOD EAST 3135	\$960,000	06/02/2026
2	128 Mt Dandenong Rd RINGWOOD EAST 3135	\$982,000	31/01/2026
3	20 Stanley Av RINGWOOD EAST 3135	\$955,000	09/12/2025

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: 03/03/2026 10:42



Property Type: House (Res)

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$920,000 - \$990,000

Median House Price

Year ending December 2025: \$1,062,000

Comparable Properties



3 Railway Av RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$960,000

Method: Private Sale

Date: 06/02/2026

Property Type: House

Land Size: 857 sqm approx



128 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$982,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 842 sqm approx



20 Stanley Av RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$955,000

Method: Auction Sale

Date: 09/12/2025

Property Type: House (Res)

Land Size: 650 sqm approx