

# 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 3/15 Mines Road, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$720,000

### Median sale price

Median price \$775,000 Property Type Unit 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 | 4/36 Carcoola Rd RINGWOOD EAST 3135 | \$685,000 | 14/01/2026   |
| 2 | 3/69 Warrandyte Rd RINGWOOD 3134    | \$663,000 | 07/01/2026   |
| 3 | 2/46 Sunbeam Av RINGWOOD EAST 3135  | \$680,000 | 30/11/2025   |

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.~~

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**Indicative Selling Price**

\$690,000 - \$720,000

**Median Unit Price**

December quarter 2025: \$775,000



 2  1  1

**Property Type:** Unit

**Land Size:** 143 sqm approx

**Agent Comments**

## Comparable Properties



4/36 Caroola Rd RINGWOOD EAST 3135 (REI)

**Agent Comments**

 2  1  1

**Price:** \$685,000

**Method:** Private Sale

**Date:** 14/01/2026

**Property Type:** Unit

**Land Size:** 217 sqm approx



3/69 Warrandyte Rd RINGWOOD 3134 (REI/VG)

**Agent Comments**

 2  1  2

**Price:** \$663,000

**Method:** Private Sale

**Date:** 07/01/2026

**Property Type:** Unit

**Land Size:** 78 sqm approx



2/46 Sunbeam Av RINGWOOD EAST 3135 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 30/11/2025

**Property Type:** Unit

**Land Size:** 133 sqm approx

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