

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

8 HOWARD AVENUE 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

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

12 MALCOLM COURT RINGWOOD EAST VIC 3135	\$1,260,000	29-Nov-25
1 CAMPBELL STREET HEATHMONT VIC 3135	\$1,260,000	22-Nov-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: 05 February 2026



12 MALCOLM COURT RINGWOOD EAST VIC 3135

4 2 2

Sold Price

^{RS} **\$1,260,000**

Sold Date **29-Nov-25**

Distance **0.48km**



1 CAMPBELL STREET HEATHMONT VIC 3135

4 2 2

Sold Price

\$1,260,000

Sold Date **22-Nov-25**

Distance **0.72km**

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

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