

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

2/21 FEDERAL ROAD 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,500

Property type

Unit

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

Address of comparable property	Price	Date of sale
31/2-4 ACACIA COURT RINGWOOD VIC 3134	\$520,000	21-Jan-26

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.

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**31/2-4 ACACIA COURT
RINGWOOD VIC 3134**

2 1 1

Sold Price ^{RS} **\$520,000** Sold Date **21-Jan-26**

Distance **1.8km**

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

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