

# 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

3/88 Mount Dandenong 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

\$750,000

&

\$825,000

### 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	25/12-22 Cutts Av CROYDON 3136	\$750,000	12/01/2026
2	2 Woodford Cl RINGWOOD EAST 3135	\$820,000	25/11/2025
3	1/3 Alexandra Rd RINGWOOD EAST 3135	\$770,050	21/10/2025

**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:

10/03/2026 14:53

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**Indicative Selling Price**

\$750,000 - \$825,000

**Median Unit Price**

December quarter 2025: \$775,000



 3    1    2

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



25/12-22 Cutts Av CROYDON 3136 (REI)

[Agent Comments](#)

 3    1    1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 12/01/2026

**Property Type:** Unit

**Land Size:** 254 sqm approx



2 Woodford CI RINGWOOD EAST 3135 (REI/VG)

[Agent Comments](#)

 3    1    2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 25/11/2025

**Property Type:** House (Res)

**Land Size:** 367 sqm approx



1/3 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

[Agent Comments](#)

 3    1    2

**Price:** \$770,050

**Method:** Private Sale

**Date:** 21/10/2025

**Property Type:** Unit

Account - Jellis Craig | P: 03 9870 6211