

# 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 2/26 Hume Street, 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 \$1,000,000 & \$1,080,000

### Median sale price

Median price \$916,000 Property Type Townhouse Suburb Ringwood East

Period - From 23/04/2025 to 22/04/2026 Source Property Data

### 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	1/1 Armstrong Rd BAYSWATER 3153	\$1,050,000	13/03/2026
2	1/47 Illoura Av RINGWOOD EAST 3135	\$1,055,000	21/02/2026
3	2/1 Mason Ct BAYSWATER NORTH 3153	\$1,077,500	13/11/2025

**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.~~

This Statement of Information was prepared on: 23/04/2026 13:00

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**Indicative Selling Price**

\$1,000,000 - \$1,080,000

**Median Townhouse Price**

23/04/2025 - 22/04/2026: \$916,000



4   2   2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**1/1 Armstrong Rd BAYSWATER 3153 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 13/03/2026

**Property Type:** Townhouse (Single)



**1/47 Illoura Av RINGWOOD EAST 3135 (REI)**

Agent Comments

4   3   2

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Townhouse (Single)

**Land Size:** 284 sqm approx



**2/1 Mason Ct BAYSWATER NORTH 3153 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,077,500

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** House

**Land Size:** 864 sqm approx

Account - Jellis Craig | P: 03 88498088



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