

## 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

35 RAILWAY AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,061,000

Property type

House

Suburb

Ringwood East

Period-from

01 Mar 2025

to

28 Feb 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

72 MULLUM MULLUM ROAD RINGWOOD VIC 3134	\$865,000	26-Dec-25
117 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$917,000	10-Mar-26
27 GREY STREET RINGWOOD EAST VIC 3135	\$930,000	31-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.~~

This Statement of Information was prepared on: 24 March 2026



**72 MULLUM MULLUM ROAD  
RINGWOOD VIC 3134**

3 1 1

Sold Price **\$865,000** Sold Date **26-Dec-25**

Distance **1.44km**



**117 MT DANDENONG ROAD  
RINGWOOD EAST VIC 3135**

3 1 2

Sold Price <sup>RS</sup> **\$917,000** Sold Date **10-Mar-26**

Distance **1.77km**



**27 GREY STREET RINGWOOD  
EAST VIC 3135**

3 1 1

Sold Price <sup>RS</sup> **\$930,000** Sold Date **31-Jan-26**

Distance **1.82km**

RS = Recent sale      UN = Undisclosed Sale

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