

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

36 Kemps Street, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,105,500 Property Type House 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	20 Stanley Av RINGWOOD EAST 3135	\$955,000	09/12/2025
2	11 Miller Gr RINGWOOD EAST 3135	\$912,500	08/12/2025
3	8 Kemps St RINGWOOD EAST 3135	\$850,000	31/10/2025

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:

04/02/2026 16:54

Brent Peters
9722 9755
0412 855 810
teampeters@hoskins.com.au



 3  1  1

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
December quarter 2025: \$1,105,500

Comparable Properties



20 Stanley Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  2

Price: \$955,000
Method: Auction Sale
Date: 09/12/2025
Property Type: House (Res)
Land Size: 650 sqm approx



11 Miller Gr RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  4

Price: \$912,500
Method: Private Sale
Date: 08/12/2025
Property Type: House
Land Size: 729 sqm approx



8 Kemps St RINGWOOD EAST 3135 (VG)

Agent Comments

 3  -  -

Price: \$850,000
Method: Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Account - Hoskins | P: 03 9722 9755