

# 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 2/5 Vista 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)

Range between \$770,000 & \$830,000

### Median sale price

Median price \$1,016,000 Property Type House Suburb Ringwood East

Period - From 01/04/2025 to 31/03/2026 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	3/88 Mt Dandenong Rd RINGWOOD EAST 3135	\$820,000	25/03/2026
2	1/18 Hunter Ct RINGWOOD EAST 3135	\$827,000	17/03/2026
3	2/6 Purser Av RINGWOOD EAST 3135	\$775,000	21/11/2025

**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: 21/04/2026 10:28

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**Indicative Selling Price**

\$770,000 - \$830,000

**Median House Price**

Year ending March 2026: \$1,016,000



 3    1    2

**Property Type:** House

**Land Size:** 425 sqm approx

[Agent Comments](#)

## Comparable Properties



**3/88 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)**

[Agent Comments](#)

 3    1    2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** Unit

**Land Size:** 234 sqm approx



**1/18 Hunter Ct RINGWOOD EAST 3135 (REI)**

[Agent Comments](#)

 3    1    1

**Price:** \$827,000

**Method:** Private Sale

**Date:** 17/03/2026

**Property Type:** House



**2/6 Purser Av RINGWOOD EAST 3135 (REI/VG)**

[Agent Comments](#)

 3    1    1

**Price:** \$775,000

**Method:** Private Sale

**Date:** 21/11/2025

**Property Type:** Unit

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