

# 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

1/111 Dublin 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 \$800,000 & \$850,000

### 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	01/04/2026
2	135 Bedford Rd RINGWOOD EAST 3135	\$880,000	19/03/2026
3	19 Bona St RINGWOOD EAST 3135	\$810,000	28/02/2026

**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:

08/04/2026 15:13



3   1   2

**Property Type:** House  
**Land Size:** 434 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$850,000  
**Median House Price**  
 Year ending March 2026: \$1,016,000

## Comparable Properties



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

Agent Comments

3   1   2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 01/04/2026  
**Property Type:** Unit



**135 Bedford Rd RINGWOOD EAST 3135 (REI)**

Agent Comments

3   1   2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 19/03/2026  
**Property Type:** House  
**Land Size:** 318 sqm approx



**19 Bona St RINGWOOD EAST 3135 (REI)**

Agent Comments

3   1   2

**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx

Account - Barry Plant | P: 03 9722 7166