

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 8/4 Illoura Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$690,000 & \$750,000

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	1/40-42 Pitt St RINGWOOD 3134	\$728,000	11/03/2026
2	16/57 Patterson St RINGWOOD EAST 3135	\$725,000	28/02/2026
3	4/100 Dublin Rd RINGWOOD EAST 3135	\$762,000	28/01/2026

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: 07/04/2026 13:33



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

December quarter 2025: \$1,105,500

Comparable Properties



1/40-42 Pitt St RINGWOOD 3134 (REI)

Agent Comments

3 1 1

Price: \$728,000

Method: Private Sale

Date: 11/03/2026

Property Type: Unit

Land Size: 256 sqm approx



16/57 Patterson St RINGWOOD EAST 3135 (REI)

Agent Comments

3 1 1

Price: \$725,000

Method: Private Sale

Date: 28/02/2026

Property Type: Townhouse (Single)



4/100 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 1

Price: \$762,000

Method: Private Sale

Date: 28/01/2026

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9870 6211