

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

16 Morinda Street, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

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	5 Lucania CI RINGWOOD EAST 3135	\$1,280,000	24/02/2026
2	9 Murray Rd CROYDON 3136	\$1,240,000	24/02/2026
3			

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



6 2 3

Property Type: House
Land Size: 845 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending March 2026: \$1,016,000

Comparable Properties



5 Lucania Ct RINGWOOD EAST 3135 (REI)

Agent Comments

4 2 2

Price: \$1,280,000
Method: Private Sale
Date: 24/02/2026
Property Type: House (Res)
Land Size: 864 sqm approx



9 Murray Rd CROYDON 3136 (REI)

Agent Comments

4 2 4

Price: \$1,240,000
Method: Auction Sale
Date: 24/02/2026
Property Type: House (Res)
Land Size: 836 sqm approx

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.