

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 2/14 Mirabel Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$790,000 & \$830,000

Median sale price

Median price \$738,900 Property Type Unit 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	3/18 Carcoola Rd RINGWOOD EAST 3135	\$850,000	07/03/2026
3	2/4 Lois St RINGWOOD EAST 3135	\$848,000	06/12/2025

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: 14/04/2026 10:17



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Property Type: Unit
Land Size: 245 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$830,000
Median Unit Price
Year ending March 2026: \$738,900

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



3/18 Caroola Rd RINGWOOD EAST 3135 (REI)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 07/03/2026
Property Type: Unit



2/4 Lois St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 1 2

Price: \$848,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit

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