

## 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

1/11 EVERARD ROAD RINGWOOD EAST VIC 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

1/26 HIGHTON STREET RINGWOOD EAST VIC 3135	\$850,000	02-Apr-25
3 TALOFA AVENUE RINGWOOD EAST VIC 3135	\$790,000	12-Feb-25
3 ROBINSON STREET CROYDON VIC 3136	\$820,000	29-Apr-25

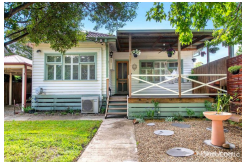
OR

**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 6 months.~~

This Statement of Information was prepared on: 20 May 2025



**1/26 HIGHTON STREET RINGWOOD** Sold Price <sup>RS</sup> **\$850,000** Sold Date **02-Apr-25**  
**EAST VIC 3135**  
 🛏️ 3 🚿 2 🚗 1 Distance **1.05km**



**3 TALOFA AVENUE RINGWOOD** Sold Price **\$790,000** Sold Date **12-Feb-25**  
**EAST VIC 3135**  
 🛏️ 3 🚿 1 🚗 1 Distance **1.2km**



**3 ROBINSON STREET CROYDON** Sold Price <sup>RS</sup> **\$820,000** Sold Date **29-Apr-25**  
**VIC 3136**  
 🛏️ 3 🚿 1 🚗 1 Distance **1.29km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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