

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

1/8 Braeside Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$675,000

&

\$725,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Ringwood East

Period - From 19/03/2025

to

18/03/2026

Source Property Data

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	2/15 Nelson St RINGWOOD 3134	\$695,000	24/02/2026
2	4/30 Barkly St RINGWOOD 3134	\$685,000	09/02/2026
3	4/36 Carcoola Rd RINGWOOD EAST 3135	\$685,000	14/01/2026

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:

19/03/2026 10:42

1/8 Braeside Avenue, Ringwood East Vic 3135

JellisCraig



2 1 1

Rooms: 3

Property Type: villa unit

Agent Comments

Simon Lord
0407 337 557
simonlord@jellisraig.com.au

Indicative Selling Price

\$675,000 - \$725,000

Median Unit Price

19/03/2025 - 18/03/2026: \$720,000

Comparable Properties



2/15 Nelson St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$695,000

Method: Private Sale

Date: 24/02/2026

Property Type: Unit



4/30 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 09/02/2026

Property Type: Unit



4/36 Carcoola Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 14/01/2026

Property Type: Unit

Land Size: 217 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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