

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

2b Braeside Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Ringwood East

Period - From

01/04/2026

to

30/06/2026

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	1/12 Braeside Av RINGWOOD EAST 3135	\$860,000	28/05/2026
2	3/99 Mt Dandenong Rd RINGWOOD EAST 3135	\$715,000	14/04/2026
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.~~

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Indicative Selling Price

\$750,000 - \$800,000

Median House Price

June quarter 2026: \$950,000



 2  2  2

Property Type: House

Land Size: 269 sqm approx

Agent Comments

Comparable Properties



1/12 Braeside Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$860,000

Method: Private Sale

Date: 28/05/2026

Property Type: Townhouse (Res)

Land Size: 360 sqm approx



3/99 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  1

Price: \$715,000

Method: Private Sale

Date: 14/04/2026

Property Type: Townhouse (Res)

Land Size: 137 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.