

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

4/12 Mines Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$768,000 Property Type Unit Suburb Ringwood East

Period - From 01/07/2025 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	2/1 Mines Rd RINGWOOD EAST 3135	\$695,000	15/06/2026
2	4/21 Alexandra Rd RINGWOOD EAST 3135	\$700,000	12/05/2026
3	2/24 Kemps St RINGWOOD EAST 3135	\$732,000	07/05/2026

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:

26/08/2026 14:37

4/12 Mines Road, Ringwood East Vic 3135



Lachlan Williams

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Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

Year ending June 2026: \$768,000



2 1 2

Rooms: 5

Property Type: Unit

Land Size: 333 sqm approx

Agent Comments

Comparable Properties



2/1 Mines Rd RINGWOOD EAST 3135 (REI/VG)

2 1 2

Price: \$695,000

Method: Private Sale

Date: 15/06/2026

Property Type: Unit

Agent Comments

land size 235m2



4/21 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

2 1 1

Price: \$700,000

Method: Private Sale

Date: 12/05/2026

Property Type: Unit

Land Size: 360 sqm approx

Agent Comments



2/24 Kemps St RINGWOOD EAST 3135 (REI/VG)

2 1 2

Price: \$732,000

Method: Private Sale

Date: 07/05/2026

Property Type: Unit

Land Size: 372 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755



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