

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

5/3 Mines Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$790,000

&

\$869,000

Median sale price

Median price

\$1,105,500

Property Type

House

Suburb

Ringwood East

Period - From

01/10/2025

to

31/12/2025

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.

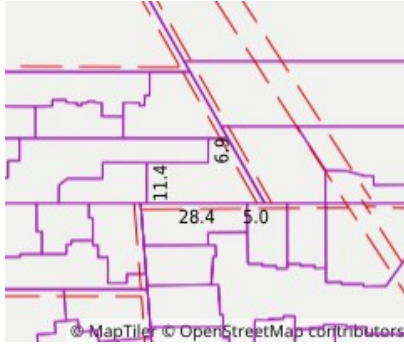
	Address of comparable property	Price	Date of sale
1	1/9 Braeside Av RINGWOOD EAST 3135	\$861,000	13/12/2025
2	2/4 Lois St RINGWOOD EAST 3135	\$848,000	06/12/2025
3	1/10 Andrea Pde RINGWOOD NORTH 3134	\$925,000	31/10/2025

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:

23/03/2026 15:04



4 1 2

Property Type: Unit
Land Size: 376 sqm approx
Agent Comments

Indicative Selling Price
 \$790,000 - \$869,000
Median House Price
 December quarter 2025: \$1,105,500

Comparable Properties



1/9 Braeside Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$861,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit
Land Size: 471 sqm approx



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



1/10 Andrea Pde RINGWOOD NORTH 3134 (VG)

Agent Comments

3 - -

Price: \$925,000
Method: Sale
Date: 31/10/2025
Property Type: Flat/Unit/Apartment (Res)