

# 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<br>Including suburb and<br>postcode | 6/10 Alexandra Road, Ringwood East Vic 3135 |
|---------------------------------------------|---------------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

|               |            |               |            |        |               |
|---------------|------------|---------------|------------|--------|---------------|
| Median price  | \$738,900  | Property Type | Unit       | Suburb | Ringwood East |
| Period - From | 01/04/2025 | to            | 31/03/2026 | 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 | 2/46 Sunbeam Av RINGWOOD EAST 3135   | \$680,000 | 30/11/2025   |
| 2 | 4/67 Patterson St RINGWOOD EAST 3135 | \$695,000 | 10/11/2025   |
| 3 | 4/8 Alexandra Rd RINGWOOD EAST 3135  | \$742,000 | 11/10/2025   |

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: 08/04/2026 13:54



2 1 1

**Property Type:** Unit

**Land Size:** 202 sqm approx

**Agent Comments**

## Comparable Properties



**2/46 Sunbeam Av RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 30/11/2025

**Property Type:** Unit

**Land Size:** 133 sqm approx



**4/67 Patterson St RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 10/11/2025

**Property Type:** Unit

**Land Size:** 162 sqm approx



**4/8 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$742,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** Unit