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: 189 Bedford Road, Ringwood East Vic 3135

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	12 Malcolm Ct RINGWOOD EAST 3135	$1,260,000	29/11/2025
2	372 Canterbury Rd HEATHMONT 3135	$1,300,000	05/09/2025
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.

This Statement of Information was prepared on: 02/02/2026 10:46

189 Bedford Road, Ringwood East Vic 3135

JellisCraig

William Lyall
9870 6211
0411 823 337
WilliamLyall@jelliscraig.com.au

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
December quarter 2025: $1,105,500



4 2 6

Property Type: House
Land Size: 1521 sqm approx

Agent Comments

Comparable Properties



12 Malcolm Ct RINGWOOD EAST 3135 (REI)

4 2 2

Price: $1,260,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 1037 sqm approx

Agent Comments



372 Canterbury Rd HEATHMONT 3135 (VG)

5 - -

Price: $1,300,000
Method: Sale
Date: 05/09/2025
Property Type: Development Site (Res)
Land Size: 1519 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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