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	12 Graeme Avenue, Ringwood Vic 3134

Indicative selling price

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

Single price $1,025,000

Median sale price

Median price $1,072,500 Property Type House Suburb Ringwood

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	15 Dublin Rd RINGWOOD EAST 3135	$1,015,000	29/01/2026
2	5 Lilian Pde RINGWOOD 3134	$1,058,800	24/11/2025
3	13 Harwick Cl RINGWOOD 3134	$1,025,000	23/10/2025

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: 21/03/2026 15:58

12 Graeme Avenue, Ringwood Vic 3134



3 1 2

Property Type: House
Land Size: 806 sqm approx

Agent Comments

Indicative Selling Price
$1,025,000
Median House Price
December quarter 2025: $1,072,500

Comparable Properties



15 Dublin Rd RINGWOOD EAST 3135 (REI)

4 1 3

Price: $1,015,000
Method: Sold Before Auction
Date: 29/01/2026
Property Type: House (Res)
Land Size: 734 sqm approx

Agent Comments



5 Lilian Pde RINGWOOD 3134 (REI/VG)

3 2 2

Price: $1,058,800
Method: Sold Before Auction
Date: 24/11/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



13 Harwick Cl RINGWOOD 3134 (REI/VG)

3 1 1

Price: $1,025,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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