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	36 Kemps Street, Ringwood East Vic 3135

Indicative selling price

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

Range between $800,000 & $860,000

Median sale price

Median price $1,016,000 Property Type House 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	19 Bona St RINGWOOD EAST 3135	$810,000	28/02/2026
2	10 Seares Dr RINGWOOD EAST 3135	$865,000	31/01/2026
3	72 Mullum Mullum Rd RINGWOOD 3134	$865,000	31/12/2025

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: 19/05/2026 13:25

36 Kemps Street, Ringwood East Vic 3135

Brent Peters
9722 9755
0412 855 810
teampeters@hoskins.com.au



3 1 1

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $860,000
Median House Price
Year ending March 2026: $1,016,000

Comparable Properties



19 Bona St RINGWOOD EAST 3135 (REI)

3 1 2

Price: $810,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



10 Seares Dr RINGWOOD EAST 3135 (REI)

3 2 1

Price: $865,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



72 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

3 1 1

Price: $865,000
Method: Private Sale
Date: 31/12/2025
Property Type: House
Land Size: 709 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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