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	6/14-18 DUBLIN ROAD RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$766,000	Property type	Unit	Suburb	Ringwood East
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

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 6 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
3/14-18 DUBLIN ROAD RINGWOOD EAST VIC 3135	$660,000	15-Jun-26
2/21 FEDERAL ROAD RINGWOOD EAST VIC 3135	$542,000	01-Apr-26
1/111 PATTERSON STREET RINGWOOD EAST VIC 3135	$636,000	20-Jun-26

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 6 months.~~

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3/14-18 DUBLIN ROAD RINGWOOD EAST VIC 3135

2 1 1

Sold Price RS $660,000 Sold Date 15-Jun-26

Distance 0km



2/21 FEDERAL ROAD RINGWOOD EAST VIC 3135

2 1 1

Sold Price $542,000 Sold Date 01-Apr-26

Distance 0.75km



1/111 PATTERSON STREET RINGWOOD EAST VIC 3135

2 1 1

Sold Price RS $636,000 Sold Date 20-Jun-26

Distance 0.9km

RS = Recent sale **UN** = Undisclosed Sale

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