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	2/27 Lois Street, Ringwood East Vic 3135

Indicative selling price

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

Range between $840,000 & $920,000

Median sale price

Median price $990,000 Property Type House Suburb Ringwood East

Period - From 11/05/2025 to 10/05/2026 Source Property Data

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	1/76 Bayswater Rd CROYDON 3136	$905,000	08/04/2026
2	135 Bedford Rd RINGWOOD EAST 3135	$880,000	19/03/2026
3	36b Gracedale Av RINGWOOD EAST 3135	$899,000	06/12/2025

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: 11/05/2026 17:12

2/27 Lois Street, Ringwood East Vic 3135

JellisCraig

Gary Seaye
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3 1 2

Property Type: Unit
Land Size: 409 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $920,000
Median House Price
11/05/2025 - 10/05/2026: $990,000

Comparable Properties



1/76 Bayswater Rd CROYDON 3136 (REI)

3 2 2

Price: $905,000
Method: Private Sale
Date: 08/04/2026
Property Type: House
Land Size: 435 sqm approx

Agent Comments



135 Bedford Rd RINGWOOD EAST 3135 (REI)

3 1 2

Price: $880,000
Method: Private Sale
Date: 19/03/2026
Property Type: House
Land Size: 318 sqm approx

Agent Comments



36b Gracedale Av RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $899,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

REIV THE DIFFERENCE

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