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: 20 Hill Street, Ringwood East Vic 3135

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $1,012,000 Property Type House Suburb Ringwood East

Period - From 01/07/2025 to 30/06/2026 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	29 Patterson St RINGWOOD EAST 3135	$695,000	20/06/2026
2	36 Kemps St RINGWOOD EAST 3135	$800,000	12/06/2026
3	139 Dublin Rd RINGWOOD EAST 3135	$760,000	29/03/2026

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: 15/07/2026 12:30

20 Hill Street, Ringwood East Vic 3135

JellisCraig

Matt Lockyer
9870 6211
0411 274 496
matthewlockyer@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median House Price
Year ending June 2026: $1,012,000

Comparable Properties



29 Patterson St RINGWOOD EAST 3135 (REI)

2 1 1

Price: $695,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments



36 Kemps St RINGWOOD EAST 3135 (REI)

3 1 1

Price: $800,000
Method: Private Sale
Date: 12/06/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



139 Dublin Rd RINGWOOD EAST 3135 (REI)

3 1 2

Price: $760,000
Method: Private Sale
Date: 29/03/2026
Property Type: House (Res)
Land Size: 992 sqm approx

Agent Comments

REIV THE DIFFERENCE

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