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	56 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,050,000 Property Type House Suburb Ringwood East

Period - From 01/01/2025 to 31/03/2025 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	21 Talofa Av RINGWOOD EAST 3135	$1,250,000	10/02/2025
2	186 Bedford Rd HEATHMONT 3135	$1,045,000	26/12/2024
3	5 Langley St RINGWOOD EAST 3135	$1,180,000	07/12/2024

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: 23/04/2025 11:13

56 Dublin Road, Ringwood East Vic 3135

FLETCHERS

Kaining Ma
03 9955 4988
0412 096 097
kaining.ma@fletchers.net.au



4 2 2

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
March quarter 2025: $1,050,000

Comparable Properties



21 Talofa Av RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $1,250,000
Method: Private Sale
Date: 10/02/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments



186 Bedford Rd HEATHMONT 3135 (REI/VG)

3 2 3

Price: $1,045,000
Method: Private Sale
Date: 26/12/2024
Property Type: House
Land Size: 697 sqm approx

Agent Comments



5 Langley St RINGWOOD EAST 3135 (REI)

3 2 1

Price: $1,180,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 894 sqm approx

Agent Comments

Account - Fletchers | P: 03 9836 2626

REIV THE DIFFERENCE | propertydata.com.au

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