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: 33 Sunbeam Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,002,250 Property Type House Suburb Ringwood East

Period - From 01/07/2024 to 30/06/2025 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	4/3 Collett Av RINGWOOD 3134	$1,125,000	21/04/2025
2	2/15 Gladys Gr CROYDON 3136	$1,011,800	17/04/2025
3	1/33-35 Oban Rd RINGWOOD 3134	$1,085,000	17/04/2025

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: 16/09/2025 15:56

33 Sunbeam Avenue, Ringwood East Vic 3135

JellisCraig

Jack Sammut
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Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
Year ending June 2025: $1,002,250



4 3 2

Property Type: Townhouse
Land Size: 327 sqm approx

Agent Comments

Comparable Properties



4/3 Collett Av RINGWOOD 3134 (REI/VG)

3 2 2

Price: $1,125,000
Method: Private Sale
Date: 21/04/2025
Property Type: Townhouse (Single)
Land Size: 377 sqm approx

Agent Comments



2/15 Gladys Gr CROYDON 3136 (REI/VG)

4 2 2

Price: $1,011,800
Method: Private Sale
Date: 17/04/2025
Property Type: Townhouse (Single)

Agent Comments



1/33-35 Oban Rd RINGWOOD 3134 (REI)

4 2 2

Price: $1,085,000
Method: Private Sale
Date: 17/04/2025
Property Type: Townhouse (Single)
Land Size: 348 sqm approx

Agent Comments

REIV THE DIFFERENCE

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