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 Old Lilydale Road, Ringwood East Vic 3135

Indicative selling price

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

Range between $730,000 & $790,000

Median sale price

Median price $716,000 Property Type Unit 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	2/38 Sunbeam Av RINGWOOD EAST 3135	$790,000	27/08/2025
2	14/9-11 Mines Rd RINGWOOD EAST 3135	$720,000	04/08/2025
3	2/21 Kemps St RINGWOOD EAST 3135	$824,000	19/07/2025

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: 02/10/2025 14:39

6 Old Lilydale Road, Ringwood East Vic 3135

JellisCraig

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Indicative Selling Price
$730,000 - $790,000
Median Unit Price
Year ending June 2025: $716,000



3 2 1

Property Type: Unit
Land Size: 309 sqm approx

Agent Comments

Comparable Properties



2/38 Sunbeam Av RINGWOOD EAST 3135 (REI)

3 2 2

Price: $790,000
Method: Private Sale
Date: 27/08/2025
Property Type: Unit

Agent Comments



14/9-11 Mines Rd RINGWOOD EAST 3135 (REI)

3 1 2

Price: $720,000
Method: Private Sale
Date: 04/08/2025
Property Type: Unit

Agent Comments



2/21 Kemps St RINGWOOD EAST 3135 (REI/VG)

3 1 2

Price: $824,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Unit
Land Size: 553 sqm approx

Agent Comments

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