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<br>Including suburb and postcode | 26 Byways Drive, Ringwood East Vic 3135 |

## Indicative selling price

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

Range between $1,300,000 & $1,400,000

## Median sale price

Median price $1,051,000 Property Type House Suburb Ringwood East

Period - From 01/07/2025 to 30/09/2025 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 | 24 Byways Dr RINGWOOD EAST 3135 | $1,285,000 | 07/07/2025 |
| 2 | 2 Rex Ct RINGWOOD EAST 3135 | $1,390,000 | 27/05/2025 |
| 3 | | | |

**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: 22/10/2025 11:01

# 26 Byways Drive, Ringwood East Vic 3135

JellisCraig

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au




5 2 2

**Property Type:** House
**Land Size:** 702 sqm approx

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,400,000
**Median House Price**
September quarter 2025: $1,051,000

## Comparable Properties



**24 Byways Dr RINGWOOD EAST 3135 (REI/VG)**

4 2 2

**Price:** $1,285,000
**Method:** Private Sale
**Date:** 07/07/2025
**Property Type:** House
**Land Size:** 747 sqm approx

Agent Comments



**2 Rex Ct RINGWOOD EAST 3135 (VG)**

3 - -

**Price:** $1,390,000
**Method:** Sale
**Date:** 27/05/2025
**Property Type:** House (Res)
**Land Size:** 933 sqm approx

Agent Comments

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.



REIV THE DIFFERENCE

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