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	7 Byways Drive, 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 $1,051,000 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	3 Rotherwood Av RINGWOOD EAST 3135	$1,025,000	11/10/2025
2	11 Lynwood Av RINGWOOD EAST 3135	$1,050,000	17/06/2025
3	28 Byways Dr RINGWOOD EAST 3135	$1,230,000	17/05/2025

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: 27/10/2025 11:42

7 Byways Drive, Ringwood East Vic 3135

JellisCraig

William Lyall
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Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2025: $1,051,000



3 2 2

Property Type: House
Land Size: 829 sqm approx

Agent Comments

Comparable Properties



3 Rotherwood Av RINGWOOD EAST 3135 (REI)

3 2 2

Price: $1,025,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 892 sqm approx

Agent Comments



11 Lynwood Av RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 908 sqm approx

Agent Comments



28 Byways Dr RINGWOOD EAST 3135 (REI/VG)

4 2 2

Price: $1,230,000
Method: Private Sale
Date: 17/05/2025
Property Type: House
Land Size: 626 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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