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	1/9 Braeside Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $802,000 Property Type Unit 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	2/38 Sunbeam Av RINGWOOD EAST 3135	$790,000	27/08/2025
2	8a Heathmont Rd RINGWOOD 3134	$867,500	09/08/2025
3	5/135a Warrandyte Rd RINGWOOD NORTH 3134	$875,000	17/07/2025

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: 26/10/2025 18:32

1/9 Braeside Avenue, Ringwood East Vic 3135

JellisCraig

Stephen Le Get
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0438 558 870
stephenleget@jelliscraig.com.au



4 2 2

Property Type: Unit
Land Size: 471 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median Unit Price
September quarter 2025: $802,000

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



8a Heathmont Rd RINGWOOD 3134 (REI/VG)

3 2 2

Price: $867,500
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)
Land Size: 296 sqm approx

Agent Comments



5/135a Warrandyte Rd RINGWOOD NORTH 3134 (REI)

3 2 2

Price: $875,000
Method: Private Sale
Date: 17/07/2025
Property Type: Unit
Land Size: 404 sqm approx

Agent Comments

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