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 | 3/29 Mt Dandenong Road, Ringwood East Vic 3135 |

## Indicative selling price

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

Range between $550,000 & $600,000

## 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 | 3/24 Mt Dandenong Rd RINGWOOD EAST 3135 | $580,888 | 21/10/2025 |
| 2 | 6/31 Patterson St RINGWOOD EAST 3135 | $603,000 | 04/10/2025 |
| 3 | 4/20-24 Dublin Rd RINGWOOD EAST 3135 | $630,000 | 02/09/2025 |

**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: 28/11/2025 15:25

# 3/29 Mt Dandenong Road, Ringwood East Vic 3135

JellisCraig




2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$550,000 - $600,000
**Median Unit Price**
September quarter 2025: $802,000

## Comparable Properties



### 3/24 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

2 1 1

**Price:** $580,888
**Method:** Private Sale
**Date:** 21/10/2025
**Property Type:** Unit

Agent Comments



### 6/31 Patterson St RINGWOOD EAST 3135 (REI/VG)

2 1 1

**Price:** $603,000
**Method:** Private Sale
**Date:** 04/10/2025
**Property Type:** Unit

Agent Comments



### 4/20-24 Dublin Rd RINGWOOD EAST 3135 (REI)

2 1 1

**Price:** $630,000
**Method:** Private Sale
**Date:** 02/09/2025
**Property Type:** Unit

Agent Comments

**Account** - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE | propertydata.com.au

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