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	25b Holland Road, Ringwood East Vic 3135

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $720,000 Property Type Unit Suburb Ringwood East

Period - From 01/10/2024 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	4/3 Best St RINGWOOD 3134	$710,000	27/11/2025
2	3/12 Cutts Av CROYDON 3136	$736,000	22/09/2025
3	8/66 Oban Rd RINGWOOD 3134	$738,000	11/09/2025

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: 03/12/2025 15:14

25b Holland Road, Ringwood East Vic 3135

JellisCraig

Regina Atkinson
9726 8888
0417 565 624
reginaatkinson@jelliscraig.com.au



2 2 1

Property Type: Unit
Land Size: 347 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
Year ending September 2025: $720,000

Comparable Properties



4/3 Best St RINGWOOD 3134 (REI)

2 1 2

Price: $710,000
Method: Private Sale
Date: 27/11/2025
Property Type: Unit

Agent Comments



3/12 Cutts Av CROYDON 3136 (VG)

2 - -

Price: $736,000
Method: Sale
Date: 22/09/2025
Property Type: Strata Unit/Flat

Agent Comments



8/66 Oban Rd RINGWOOD 3134 (REI/VG)

2 1 2

Price: $738,000
Method: Private Sale
Date: 11/09/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

REIV THE DIFFERENCE | propertydata.com.au

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