

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

10 Ian Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Ringwood East

Period - From 01/01/2025 to 31/03/2025 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 Kinton Ct RINGWOOD 3134	\$912,500	05/04/2025
2	19 Bona St RINGWOOD EAST 3135	\$815,000	11/02/2025
3	43 Alexandra Rd RINGWOOD EAST 3135	\$920,000	08/10/2024

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:

16/04/2025 15:53



3
 2
 1

Property Type: House
Land Size: 646 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$930,000
Median House Price
 March quarter 2025: \$1,050,000

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.

Comparable Properties



4 Kinton Ct RINGWOOD 3134 (REI)

Agent Comments

3
 1
 2

Price: \$912,500
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 658 sqm approx



19 Bona St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3
 1
 2

Price: \$815,000
Method: Sold Before Auction
Date: 11/02/2025
Property Type: House (Res)
Land Size: 729 sqm approx



43 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3
 2
 3

Price: \$920,000
Method: Private Sale
Date: 08/10/2024
Property Type: House
Land Size: 698 sqm approx

Account - Barry Plant | P: 03 9842 8888