

# 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

21 Talofa Avenue, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,020,000 Property Type House Suburb Ringwood East

Period - From 29/01/2024 to 28/01/2025 Source Property Data

### 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	186 Bedford Rd HEATHMONT 3135	\$1,045,000	26/12/2024
2	5 Langley St RINGWOOD EAST 3135	\$1,180,000	07/12/2024
3	32 Stoda St HEATHMONT 3135	\$1,035,000	13/11/2024

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: 29/01/2025 16:32



3   2   1

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 700 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 29/01/2024 - 28/01/2025: \$1,020,000

## Comparable Properties



**186 Bedford Rd HEATHMONT 3135 (REI/VG)**

Agent Comments

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**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 26/12/2024  
**Property Type:** House  
**Land Size:** 697 sqm approx



**5 Langley St RINGWOOD EAST 3135 (REI)**

Agent Comments

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**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 894 sqm approx



**32 Stoda St HEATHMONT 3135 (REI/VG)**

Agent Comments

3   2   -

**Price:** \$1,035,000  
**Method:** Private Sale  
**Date:** 13/11/2024  
**Property Type:** House  
**Land Size:** 703 sqm approx

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