

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

1/93 Mt Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$825,000 & \$875,000

Median sale price

Median price \$872,000 Property Type Townhouse Suburb Ringwood East

Period - From 04/08/2024 to 03/08/2025 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	3/8 Shasta Av RINGWOOD EAST 3135	\$850,000	06/07/2025
2	1/69 Mt Dandenong Rd CROYDON 3136	\$835,000	28/05/2025
3	16 Vonadawn Av RINGWOOD EAST 3135	\$838,000	28/05/2025

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:

04/08/2025 12:59

1/93 Mt Dandenong Road, Ringwood East Vic 3135



3 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$825,000 - \$875,000
Median Townhouse Price
04/08/2024 - 03/08/2025: \$872,000

Comparable Properties



3/8 Shasta Av RINGWOOD EAST 3135 (REI)

Agent Comments

3 1 2

Price: \$850,000
Method: Private Sale
Date: 06/07/2025
Property Type: Unit
Land Size: 300 sqm approx



1/69 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$835,000
Method: Private Sale
Date: 28/05/2025
Property Type: House



16 Vonadawn Av RINGWOOD EAST 3135 (REI)

Agent Comments

3 1 2

Price: \$838,000
Method: Private Sale
Date: 28/05/2025
Property Type: House

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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