

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

13 Rozelle Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,070,000

&

\$1,150,000

Median sale price

Median price \$990,000

Property Type House

Suburb Ringwood East

Period - From 01/04/2025

to 30/06/2025

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 Smithdene Av RINGWOOD EAST 3135	\$1,100,000	20/08/2025
2	13 Hender St RINGWOOD EAST 3135	\$1,070,000	28/07/2025
3	35 Tagell Rd HEATHMONT 3135	\$1,120,000	02/05/2025

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:

19/09/2025 12:35



 4  2  6

Property Type: residential
Land Size: 865.23m2 sqm approx
Agent Comments

Indicative Selling Price
\$1,070,000 - \$1,150,000
Median House Price
June quarter 2025: \$990,000

Comparable Properties



4 Smithdene Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  6

Price: \$1,100,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 860 sqm approx



13 Hender St RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,070,000
Method: Private Sale
Date: 28/07/2025
Property Type: House
Land Size: 836 sqm approx



35 Tagell Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,120,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 779 sqm approx

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