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	2/155-157 Bedford Road, Ringwood East Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$570,000	&	\$620,000
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Median sale price

Median price	\$720,000	Pro	perty Type U	nit		Suburb	Ringwood East
Period - From	01/04/2024	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/57a Mt Dandenong Rd RINGWOOD EAST 3135	\$575,000	03/04/2025
2	7/3-5 Federal Rd RINGWOOD EAST 3135	\$606,000	24/03/2025
3	3/2-4 Eastfield Rd RINGWOOD EAST 3135	\$610,000	04/12/2024

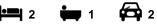
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/05/2025 13:34
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Property Type: Unit Agent Comments

Indicative Selling Price \$570,000 - \$620,000 Median Unit Price Year ending March 2025: \$720,000

Comparable Properties



1/57a Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

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Price: \$575,000 Method: Private Sale Date: 03/04/2025 Property Type: Unit

Land Size: 295 sqm approx

Agent Comments



7/3-5 Federal Rd RINGWOOD EAST 3135 (REI)

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Price: \$606,000 Method: Private Sale Date: 24/03/2025 Property Type: Unit Agent Comments



3/2-4 Eastfield Rd RINGWOOD EAST 3135 (REI)

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Price: \$610,000 Method: Private Sale Date: 04/12/2024 Property Type: Unit **Agent Comments**

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



