

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

2/26-28 Rosedale Crescent, Ringwood East Vic 3135

Indicative selling price

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

Range between \$660,000

&

\$710,000

Median sale price

Median price \$716,000

Property Type Unit

Suburb Ringwood East

Period - From 01/07/2024

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	2/1 Wyrunga St RINGWOOD EAST 3135	\$684,000	02/08/2025
2	4/33-35 Bond St RINGWOOD 3134	\$710,000	24/07/2025
3	1/2 Freeman St RINGWOOD EAST 3135	\$673,560	26/06/2025

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:

30/09/2025 09:56

2/26-28 Rosedale Crescent, Ringwood East Vic 3135



2 1 2

Property Type: Unit
Land Size: 192 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$710,000
Median Unit Price
Year ending June 2025: \$716,000

Comparable Properties



2/1 Wyrunga St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 1 1

Price: \$684,000
Method: Private Sale
Date: 02/08/2025
Property Type: Unit
Land Size: 219 sqm approx



4/33-35 Bond St RINGWOOD 3134 (REI)

Agent Comments

2 2 1

Price: \$710,000
Method: Private Sale
Date: 24/07/2025
Property Type: Unit



1/2 Freeman St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 1 1

Price: \$673,560
Method: Private Sale
Date: 26/06/2025
Property Type: Unit
Land Size: 152 sqm approx

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



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