

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

30 Alexandra Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$997,500 Property Type House Suburb Ringwood East

Period - From 01/10/2024 to 30/09/2025 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	12a Byrne Rd BAYSWATER NORTH 3153	\$1,000,000	25/10/2025
2	8 Mirabel Av RINGWOOD EAST 3135	\$980,000	25/09/2025
3	16a Stanley Av RINGWOOD EAST 3135	\$1,010,000	18/09/2025

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:

19/11/2025 20:35

30 Alexandra Road, Ringwood East Vic 3135



 4  2  1

Property Type: House
Land Size: 588 (approx) sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
Year ending September 2025: \$997,500

Comparable Properties



12a Byrne Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 554 sqm approx



8 Mirabel Av RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  2

Price: \$980,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 444 sqm approx



16a Stanley Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$1,010,000
Method: Private Sale
Date: 18/09/2025
Property Type: House (Res)

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



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