

# 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

71 Bedford Road, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,090,000

&

\$1,150,000

### Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Ringwood East

Period - From

01/01/2025

to

31/03/2025

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	35 Tagell Rd HEATHMONT 3135	\$1,120,000	02/05/2025
2	69 Dublin Rd RINGWOOD EAST 3135	\$1,143,000	05/04/2025
3	1 Marwarra St RINGWOOD EAST 3135	\$1,100,000	29/11/2024

**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:

24/05/2025 16:21



4 1 2

Property Type: House  
Land Size: 742 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,090,000 - \$1,150,000  
Median House Price  
March quarter 2025: \$1,050,000

Comparable Properties



35 Tagell Rd HEATHMONT 3135 (REI)

Agent Comments

4 2 2

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



69 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 1 3

Price: \$1,143,000  
Method: Private Sale  
Date: 05/04/2025  
Property Type: House  
Land Size: 815 sqm approx



1 Marwarra St RINGWOOD EAST 3135 (VG)

Agent Comments

3 - -

Price: \$1,100,000  
Method: Sale  
Date: 29/11/2024  
Property Type: Development Site (Res)  
Land Size: 1055 sqm approx