

## 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

4/8 ALEXANDRA ROAD RINGWOOD EAST VIC 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

2/32 HEATHWOOD STREET RINGWOOD EAST VIC 3135	\$665,000	09-May-25
1/2 FREEMAN STREET RINGWOOD EAST VIC 3135	\$673,560	25-Jun-25
5/49-51 HEATHMONT ROAD RINGWOOD VIC 3134	\$655,000	04-May-25

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 6 months.~~

This Statement of Information was prepared on: 25 September 2025



**2/32 HEATHWOOD STREET  
RINGWOOD EAST VIC 3135**

2 1 1

Sold Price **\$665,000** Sold Date **09-May-25**

Distance **1.18km**



**1/2 FREEMAN STREET RINGWOOD  
EAST VIC 3135**

2 1 1

Sold Price **\$673,560** Sold Date **25-Jun-25**

Distance **0.88km**



**5/49-51 HEATHMONT ROAD  
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$655,000** Sold Date **04-May-25**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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