

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 6/14-18 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$735,500 Property Type Unit Suburb Ringwood East

Period - From 29/04/2025 to 28/04/2026 Source Property Data

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	2/49-51 Beaufort Rd CROYDON 3136	\$650,000	18/04/2026
2	1/2 William St RINGWOOD 3134	\$597,000	09/04/2026
3	3/2-4 David St RINGWOOD 3134	\$680,000	31/03/2026

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: 29/04/2026 15:00



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median Unit Price
29/04/2025 - 28/04/2026: \$735,500

Comparable Properties



2/49-51 Beaufort Rd CROYDON 3136 (REI)

Agent Comments

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Price: \$650,000
Method: Private Sale
Date: 18/04/2026
Property Type: Unit
Land Size: 163 sqm approx



1/2 William St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$597,000
Method: Private Sale
Date: 09/04/2026
Property Type: Unit



3/2-4 David St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$680,000
Method: Private Sale
Date: 31/03/2026
Property Type: Unit

Account - McGrath Box Hill | P: 03 9889 8800