

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

33 VELMA GROVE RINGWOOD EAST VIC 3135

Indicative selling price

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

Single Price

or range
between

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,015,000

Property type

House

Suburb

Ringwood East

Period-from

01 Aug 2025

to

31 Jul 2026

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

52 ANDREW CRESCENT CROYDON SOUTH VIC 3136	\$1,200,000	06-Mar-26
10 NESTAN DRIVE RINGWOOD VIC 3134	\$1,145,000	21-Apr-26
65 GRACEDALE AVENUE RINGWOOD EAST VIC 3135	\$1,250,000	11-May-26

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: 07 August 2026



52 ANDREW CRESCENT CROYDON SOUTH VIC 3136

Sold Price

\$1,200,000

Sold Date

06-Mar-26



4



3



2

Distance

0.91km



10 NESTAN DRIVE RINGWOOD VIC 3134

Sold Price

\$1,145,000

Sold Date

21-Apr-26



4



2



4

Distance

1.33km



65 GRACEDALE AVENUE RINGWOOD EAST VIC 3135

Sold Price

^{RS}
\$1,250,000

Sold Date

11-May-26



4



2



2

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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