

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	1/4 Linden Road, Ringwood North Vic 3134
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Indicative selling price

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

Range between \$1,320,000 & \$1,400,000

Median sale price

Median price	\$1,260,000	Property Type	House	Suburb	Ringwood North
Period - From	01/04/2025	to	31/03/2026	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	2/6 Maidstone St RINGWOOD 3134	\$1,325,000	17/03/2026
2	1/14 City Rd RINGWOOD 3134	\$1,320,000	05/12/2025
3	4a Byron St RINGWOOD 3134	\$1,330,000	26/11/2025

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.

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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,320,000 - \$1,400,000

Median House Price

Year ending March 2026: \$1,260,000

Comparable Properties



2/6 Maidstone St RINGWOOD 3134 (REI)

Agent Comments

4 3 2

Price: \$1,325,000

Method: Private Sale

Date: 17/03/2026

Property Type: Townhouse (Res)



1/14 City Rd RINGWOOD 3134 (REI/VG)

Agent Comments

4 3 2

Price: \$1,320,000

Method: Private Sale

Date: 05/12/2025

Property Type: Townhouse (Single)



4a Byron St RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,330,000

Method: Private Sale

Date: 26/11/2025

Property Type: House

Land Size: 371 sqm approx

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