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	1/87 Wantirna Road, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000

Median sale price

Median price	\$845,000	Pro	perty Type T	ownhouse		Suburb	Ringwood
Period - From	20/05/2024	to	19/05/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	2/4 Surrey St RINGWOOD 3134	\$1,060,000	14/04/2025
2	1/4 Surrey St RINGWOOD 3134	\$1,200,000	10/02/2025
3	1/75 Maidstone St RINGWOOD 3134	\$1,060,000	27/11/2024

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:	20/05/2025 13:02









Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median Townhouse Price 20/05/2024 - 19/05/2025: \$845,000

Comparable Properties



2/4 Surrey St RINGWOOD 3134 (REI)

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Agent Comments

Price: \$1,060,000 Method: Private Sale Date: 14/04/2025

Property Type: Townhouse (Res)



1/4 Surrey St RINGWOOD 3134 (REI/VG)

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Agent Comments

Price: \$1,200,000 **Method:** Private Sale **Date:** 10/02/2025

Property Type: Townhouse (Res)



1/75 Maidstone St RINGWOOD 3134 (REI/VG)

4



7 2



Price: \$1,060,000 **Method:** Private Sale **Date:** 27/11/2024

Property Type: Townhouse (Single)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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