

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

1/87 Wantirna Road, Ringwood Vic 3134

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

Property Type Townhouse

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.

	Address 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



4 3 2

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)

Agent Comments

4 3 2

Price: \$1,060,000

Method: Private Sale

Date: 14/04/2025

Property Type: Townhouse (Res)



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

Agent Comments

4 3 2

Price: \$1,200,000

Method: Private Sale

Date: 10/02/2025

Property Type: Townhouse (Res)



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

Agent Comments

4 2 2

Price: \$1,060,000

Method: Private Sale

Date: 27/11/2024

Property Type: Townhouse (Single)