

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

109/5 BROWNS AVENUE RINGWOOD VIC 3134

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jun 2025

to

31 May 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

801/233 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$520,000	24-Apr-26
701/233 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$532,500	10-Feb-26
111/1A NELSON STREET RINGWOOD VIC 3134	\$535,000	14-Feb-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: 17 June 2026

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**801/233 MAROONDAH HIGHWAY
RINGWOOD VIC 3134**

2 2 1

Sold Price

\$520,000

Sold Date **24-Apr-26**

Distance

0.7km



**701/233 MAROONDAH HIGHWAY
RINGWOOD VIC 3134**

2 2 1

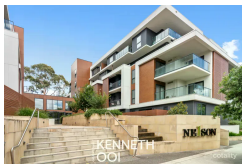
Sold Price

\$532,500

Sold Date **10-Feb-26**

Distance

0.7km



**111/1A NELSON STREET
RINGWOOD VIC 3134**

2 2 1

Sold Price

\$535,000

Sold Date **14-Feb-26**

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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