

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

16 Fyfe Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$920,000 & \$1,000,000

Median sale price

Median price \$1,105,000 Property Type House Suburb Ringwood

Period - From 01/04/2026 to 30/06/2026 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	7 Rollington Dr RINGWOOD 3134	\$910,000	15/04/2026
2	11 Great Ryrie St RINGWOOD 3134	\$1,008,000	13/04/2026
3	30 Kendall St RINGWOOD 3134	\$916,000	06/02/2026

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:

14/07/2026 15:46

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Indicative Selling Price

\$920,000 - \$1,000,000

Median House Price

June quarter 2026: \$1,105,000



 4  2  2

Property Type: House

Land Size: 565 sqm approx

Agent Comments

Comparable Properties



7 Rollington Dr RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  4

Price: \$910,000

Method: Private Sale

Date: 15/04/2026

Property Type: House

Land Size: 652 sqm approx



11 Great Ryrle St RINGWOOD 3134 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,008,000

Method: Private Sale

Date: 13/04/2026

Property Type: House

Land Size: 475 sqm approx



30 Kendall St RINGWOOD 3134 (REI/VG)

Agent Comments

 4  1  1

Price: \$916,000

Method: Private Sale

Date: 06/02/2026

Property Type: House (Res)

Land Size: 587 sqm approx