

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

1a David Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Ringwood

Period - From 01/07/2025

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	6/10 Alexandra Rd RINGWOOD EAST 3135	\$700,000	12/05/2026
2	2/1 Ford St RINGWOOD 3134	\$701,000	09/05/2026
3	18 Federal Rd RINGWOOD EAST 3135	\$720,000	26/03/2026

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:

03/09/2026 11:58



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Property Type: Unit
Land Size: 239 sqm approx
Agent Comments

Angela Fenech
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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending June 2026: \$650,000

Comparable Properties



6/10 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

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Price: \$700,000
Method: Private Sale
Date: 12/05/2026
Property Type: Unit
Land Size: 202 sqm approx



2/1 Ford St RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$701,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit
Land Size: 242 sqm approx



18 Federal Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

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Price: \$720,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 324 sqm approx

Account - Jellis Craig | P: 03 9870 6211