

# 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

2/27 Georges Road, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$707,500

Property Type Unit

Suburb Ringwood

Period - From 01/10/2025

to

31/12/2025

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 | 47 Loughnan Rd RINGWOOD 3134       | \$920,000 | 29/12/2025   |
| 2 | 1/12 Nelson St RINGWOOD 3134       | \$879,000 | 14/12/2025   |
| 3 | 1/9 Braeside Av RINGWOOD EAST 3135 | \$861,000 | 13/12/2025   |

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:

30/03/2026 15:00



4 2 2

**Property Type:** Unit  
**Land Size:** 327 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Unit Price**  
December quarter 2025: \$707,500

## Comparable Properties



47 Loughnan Rd RINGWOOD 3134 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 29/12/2025  
**Property Type:** House (Res)  
**Land Size:** 422 sqm approx



1/12 Nelson St RINGWOOD 3134 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$879,000  
**Method:** Auction Sale  
**Date:** 14/12/2025  
**Property Type:** Unit  
**Land Size:** 396 sqm approx



1/9 Braeside Av RINGWOOD EAST 3135 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$861,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** Unit  
**Land Size:** 471 sqm approx