

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

2/9 Harrison 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	4/11 Rosedale Cr RINGWOOD EAST 3135	\$753,000	23/05/2026
2	2/5 Barkly St RINGWOOD 3134	\$672,500	02/04/2026
3	1/40-42 Pitt St RINGWOOD 3134	\$728,000	11/03/2026

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:

08/07/2026 15:03



2 1 2

Property Type: Unit

Agent Comments

Sharyn de Vries
9870 6211
0401 031 082
sharyndeuries@jellisrcraig.com.au

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending June 2026: \$650,000

Comparable Properties



4/11 Rosedale Cr RINGWOOD EAST 3135 (REI)

Agent Comments

2 1 1

Price: \$753,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit

Land Size: 216 sqm approx



2/5 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$672,500

Method: Private Sale

Date: 02/04/2026

Property Type: Unit

Land Size: 98 sqm approx



1/40-42 Pitt St RINGWOOD 3134 (REI)

Agent Comments

3 1 1

Price: \$728,000

Method: Private Sale

Date: 11/03/2026

Property Type: Unit

Land Size: 256 sqm approx

Account - Jellis Craig | P: 03 9870 6211