

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

208/5-7 Browns Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$490,000

&

\$530,000

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	107/1b Nelson St RINGWOOD 3134	\$503,000	02/07/2026
2	511/233 Maroondah Hwy RINGWOOD 3134	\$525,000	19/06/2026
3	202/5 Browns Av RINGWOOD 3134	\$515,000	02/02/2026

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:

28/07/2026 12:28

Jen Harlow
9870 6211
0415 356 657

jenharlow@jelliscraig.com.au

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

Year ending June 2026: \$650,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



107/1b Nelson St RINGWOOD 3134 (REI)

Agent Comments

2 2 1

Price: \$503,000

Method: Private Sale

Date: 02/07/2026

Property Type: Apartment



511/233 Maroondah Hwy RINGWOOD 3134 (REI)

Agent Comments

2 2 1

Price: \$525,000

Method: Private Sale

Date: 19/06/2026

Property Type: Apartment



202/5 Browns Av RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 02/02/2026

Property Type: Apartment

Account - Jellis Craig | P: 03 9870 6211