

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

211/1B NELSON STREET RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

6/11 BOURKE STREET RINGWOOD VIC 3134	\$580,000	03-Mar-26
7/6-8 NELSON STREET RINGWOOD VIC 3134	\$600,000	06-Jan-26
102/11 BOURKE STREET RINGWOOD VIC 3134	\$615,000	30-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 19 May 2026



**6/11 BOURKE STREET RINGWOOD
VIC 3134**

 2  2  -

Sold Price

\$580,000

Sold Date **03-Mar-26**

Distance

0.12km



**7/6-8 NELSON STREET
RINGWOOD VIC 3134**

 2  1  1

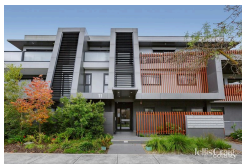
Sold Price

\$600,000

Sold Date **06-Jan-26**

Distance

0.1km



**102/11 BOURKE STREET
RINGWOOD VIC 3134**

 2  2  1

Sold Price

^{RS} **\$615,000**

Sold Date **30-Apr-26**

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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