

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

23 Albert Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Ringwood

Period - From 21/05/2024

to

20/05/2025

Source

Property Data

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	1/46 Bedford Rd RINGWOOD 3134	\$540,000	01/03/2025
2	4/26 Mt Dandenong Rd RINGWOOD EAST 3135	\$520,000	19/12/2024
3	1/2a Linlithgow St MITCHAM 3132	\$510,000	26/11/2024

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:

21/05/2025 11:23



2 1 1

Property Type: Unit
Land Size: 430 sqm approx
Agent Comments

Indicative Selling Price
 \$495,000 - \$540,000
Median Unit Price
 21/05/2024 - 20/05/2025: \$590,000

Comparable Properties



1/46 Bedford Rd RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 237 sqm approx



4/26 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG) **Agent Comments**

2 1 2

Price: \$520,000
Method: Private Sale
Date: 19/12/2024
Property Type: Unit



1/2a Linlithgow St MITCHAM 3132 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 26/11/2024
Property Type: Unit

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008