

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

3/1 Barkly Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$690,000

&

\$759,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Ringwood

Period - From 05/08/2025

to

04/08/2026

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	4/11 Rosedale Cr RINGWOOD EAST 3135	\$753,000	23/05/2026
2	4/21 Alexandra Rd RINGWOOD EAST 3135	\$700,000	12/05/2026
3	2/1 Ford St RINGWOOD 3134	\$701,000	09/05/2026

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:

05/08/2026 17:26



2
 1
 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$690,000 - \$759,000

Median Unit Price

05/08/2025 - 04/08/2026: \$645,000

Comparable Properties



4/11 Rosedale Cr RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2
 1
 1

Price: \$753,000

Method: Auction Sale

Date: 23/05/2026

Property Type: Unit

Land Size: 216 sqm approx



4/21 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2
 1
 1

Price: \$700,000

Method: Private Sale

Date: 12/05/2026

Property Type: Unit

Land Size: 360 sqm approx



2/1 Ford St RINGWOOD 3134 (REI/VG)

Agent Comments

2
 1
 1

Price: \$701,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Unit

Land Size: 242 sqm approx

Account - McGrath Estate Agents Doncaster | P: 03 8822 6188