

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

3/3 Garden Street, Ringwood Vic 3134

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,035,000

Property Type

House

Suburb

Ringwood

Period - From

01/01/2025

to

31/12/2025

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	4/33 Mt Dandenong Rd RINGWOOD EAST 3135	\$1,065,000	30/12/2025
2	17a Ford St RINGWOOD 3134	\$1,161,500	15/11/2025
3	21 Devon Av HEATHMONT 3135	\$1,221,000	08/11/2025

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:

08/04/2026 10:28

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2025: \$1,035,000



3 2 2

Property Type: Townhouse

Land Size: 312 sqm approx

Agent Comments

Comparable Properties



4/33 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,065,000

Method: Private Sale

Date: 30/12/2025

Property Type: Townhouse (Single)

Land Size: 321 sqm approx



17a Ford St RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 3

Price: \$1,161,500

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 259 sqm approx



21 Devon Av HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$1,221,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 290 sqm approx

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