

# 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

3/7 Lena Grove, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$650,000

### Median sale price

Median price \$620,000

Property Type Unit

Suburb Ringwood

Period - From 08/05/2024

to

07/05/2025

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	1/16 Wilana St RINGWOOD 3134	\$625,000	01/05/2025
2	1/5-7 Arlington St RINGWOOD 3134	\$650,000	26/03/2025
3	2/37 Ford St RINGWOOD 3134	\$653,000	19/03/2025

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:

08/05/2025 11:13



 2    1    1

**Property Type:** Unit  
**Land Size:** 171 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
08/05/2024 - 07/05/2025: \$620,000

## Comparable Properties



**1/16 Wilana St RINGWOOD 3134 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 01/05/2025  
**Property Type:** Unit



**1/5-7 Arlington St RINGWOOD 3134 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$650,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2025  
**Property Type:** Unit  
**Land Size:** 144 sqm approx



**2/37 Ford St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$653,000  
**Method:** Private Sale  
**Date:** 19/03/2025  
**Property Type:** Unit

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