

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

32 Sonia Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$970,000

&

\$1,065,000

Median sale price

Median price \$1,105,000

Property Type House

Suburb Ringwood

Period - From 01/04/2026

to 30/06/2026

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	38 Sonia St RINGWOOD 3134	\$970,000	27/06/2026
2	1a Evelyn Rd RINGWOOD NORTH 3134	\$1,010,000	02/05/2026
3	67 Sonia St RINGWOOD 3134	\$1,080,000	21/03/2026

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:

27/08/2026 10:02

Chris Clerke
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Indicative Selling Price

\$970,000 - \$1,065,000

Median House Price

June quarter 2026: \$1,105,000



4 2 2

Property Type: House

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



38 Sonia St RINGWOOD 3134 (REI)

Agent Comments

4 2 2

Price: \$970,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 657 sqm approx



1a Evelyn Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

3 2 3

Price: \$1,010,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 684 sqm approx



67 Sonia St RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,080,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 766 sqm approx

Account - Jellis Craig | P: 03 9870 6211