

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

4 Ireland Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,080,000

Property Type House

Suburb Ringwood

Period - From 01/01/2025

to

31/03/2025

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	51 Arlington St RINGWOOD 3134	\$955,000	05/02/2025
2	16 Washusen Rd HEATHMONT 3135	\$1,000,000	21/12/2024
3	10 Inez Av RINGWOOD 3134	\$1,335,000	12/10/2024

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:

02/06/2025 11:40

Robert Groeneveld
0404 881 634
rgroeneveld@barryplant.com.au



 3  2  2

Property Type: House
Land Size: 455 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2025: \$1,080,000

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.

Comparable Properties



51 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$955,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 373 sqm approx



16 Washusen Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Private Sale
Date: 21/12/2024
Property Type: House
Land Size: 679 sqm approx



10 Inez Av RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,335,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 670 sqm approx

Account - Barry Plant | P: 03 9842 8888