

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

49 Warrandyte Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$800,000

&

\$880,000

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	20 Nelson St RINGWOOD 3134	\$847,000	30/04/2026
2	135 Bedford Rd RINGWOOD EAST 3135	\$880,000	19/03/2026
3			

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:

25/08/2026 13:16



3 bedrooms 1 bathroom 2 cars

Property Type: House
Land Size: 475 sqm approx
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

June quarter 2026: \$1,105,000

Comparable Properties

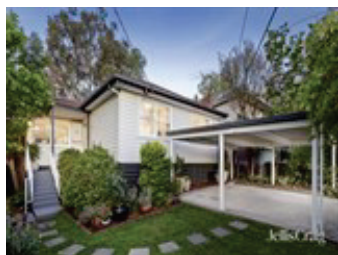


20 Nelson St RINGWOOD 3134 (VG)

Agent Comments

3 bedrooms - bathroom - cars

Price: \$847,000
Method: Sale
Date: 30/04/2026
Property Type: House (Res)
Land Size: 450 sqm approx



135 Bedford Rd RINGWOOD EAST 3135 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$880,000
Method: Private Sale
Date: 19/03/2026
Property Type: House
Land Size: 318 sqm approx

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.