

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

6 Golden Grove, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,110,000

&

\$1,200,000

Median sale price

Median price \$1,043,000

Property Type House

Suburb Ringwood

Period - From 01/07/2025

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	64 Jeffrey Dr RINGWOOD 3134	\$1,288,800	09/07/2026
2	138 Warrandyte Rd RINGWOOD 3134	\$1,105,000	02/04/2026
3	23 Mundara Dr RINGWOOD 3134	\$1,200,000	26/03/2026

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:

12/08/2026 11:54



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,110,000 - \$1,200,000

Median House Price

Year ending June 2026: \$1,043,000

Comparable Properties



64 Jeffrey Dr RINGWOOD 3134 (REI)

Agent Comments

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Price: \$1,288,800

Method: Private Sale

Date: 09/07/2026

Property Type: House

Land Size: 672 sqm approx



138 Warrandyte Rd RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$1,105,000

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 1006 sqm approx



23 Mundara Dr RINGWOOD 3134 (REI/VG)

Agent Comments

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 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: House (Res)

Land Size: 789 sqm approx

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