

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 Lourie Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,072,500

Property Type House

Suburb Ringwood

Period - From 01/10/2025

to

31/12/2025

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	10 James St RINGWOOD 3134	\$1,160,000	04/02/2026
2	2 Poynton Av RINGWOOD 3134	\$1,212,000	19/11/2025
3	6 Catherine St RINGWOOD 3134	\$1,180,000	11/10/2025

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:

07/04/2026 16:31

Matthew Dunn

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Property Type: House

Land Size: 765 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2025: \$1,072,500

Comparable Properties



10 James St RINGWOOD 3134 (REI)

Agent Comments

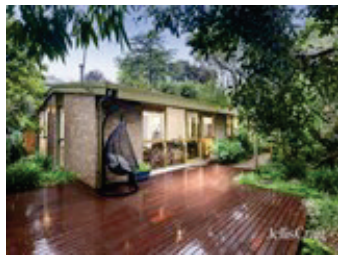
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Price: \$1,160,000

Method: Private Sale

Date: 04/02/2026

Property Type: House (Res)



2 Poynton Av RINGWOOD 3134 (REI)

Agent Comments

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Price: \$1,212,000

Method: Private Sale

Date: 19/11/2025

Property Type: House (Res)

Land Size: 1032 sqm approx



6 Catherine St RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$1,180,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 669 sqm approx

Account - Jellis Craig | P: 03 9870 6211