

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

7/36 Oban Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$895,000 & \$980,000

Median sale price

Median price \$880,000 Property Type Townhouse Suburb Ringwood

Period - From 13/05/2025 to 12/05/2026 Source Property Data

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	1/22 Mirabel Av RINGWOOD EAST 3135	\$920,000	12/03/2026
2	4/35 Wonga Rd RINGWOOD NORTH 3134	\$935,000	16/12/2025
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:

13/05/2026 12:24



3 2 2

Property Type: Townhouse

Land Size: 226 sqm approx

Agent Comments

Comparable Properties



1/22 Mirabel Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000

Method: Private Sale

Date: 12/03/2026

Property Type: Townhouse (Single)

Land Size: 335 sqm approx



4/35 Wonga Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$935,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)

Land Size: 201 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.