

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

9 Ambrie Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,014,000 Property Type House Suburb Ringwood

Period - From 29/05/2024 to 28/05/2025 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	2 Valkyrie Cr RINGWOOD 3134	\$950,000	23/04/2025
2	28 Through Rd RINGWOOD NORTH 3134	\$910,000	16/03/2025
3	70 Jull Pde RINGWOOD NORTH 3134	\$865,000	23/01/2025

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:

29/05/2025 09:36



3 2 4

Rooms: 5
Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
29/05/2024 - 28/05/2025: \$1,014,000

Comparable Properties



2 Valkyrie Cr RINGWOOD 3134 (REI/VG) **Agent Comments**

3 2 2

Price: \$950,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 741 sqm approx



28 Through Rd RINGWOOD NORTH 3134 (REI/VG) **Agent Comments**

3 2 2

Price: \$910,000
Method: Private Sale
Date: 16/03/2025
Property Type: House (Res)
Land Size: 447 sqm approx



70 Jull Pde RINGWOOD NORTH 3134 (REI/VG) **Agent Comments**

3 2 2

Price: \$865,000
Method: Auction Sale
Date: 23/01/2025
Property Type: House
Land Size: 662 sqm approx

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



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