

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

5/84 Warrandyte Road, Ringwood Vic 3134

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$635,000

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2025

to

30/06/2025

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	1/7 Tamar St RINGWOOD NORTH 3134	\$853,000	17/02/2025
2			
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:

08/07/2025 08:33

5/84 Warrandyte Road, Ringwood Vic 3134



Sharyn de Vries
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Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

June quarter 2025: \$635,000



3 2 1

Property Type: Unit
Agent Comments

Comparable Properties



1/7 Tamar St RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$853,000
Method: Private Sale
Date: 17/02/2025
Property Type: Unit
Land Size: 385 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.

Account - Jellis Craig | P: 03 9870 6211



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