

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

1/2 Georges Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$640,000 & \$680,000

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	1/2 Freeman St RINGWOOD EAST 3135	\$673,560	26/06/2025
2	2/14 Nelson St RINGWOOD 3134	\$673,000	25/06/2025
3	5/11 City Rd RINGWOOD 3134	\$645,000	20/05/2025

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:

14/07/2025 11:29



 2  1  1

Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

June quarter 2025: \$635,000

Comparable Properties



1/2 Freeman St RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$673,560

Method: Private Sale

Date: 26/06/2025

Property Type: Unit

Land Size: 152 sqm approx



2/14 Nelson St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$673,000

Method: Private Sale

Date: 25/06/2025

Property Type: Unit



5/11 City Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$645,000

Method: Private Sale

Date: 20/05/2025

Property Type: Unit