

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

19 Ford Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$1,002,500 Property Type House 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 | 5/84 Warrandyte Rd RINGWOOD 3134 | \$807,000 | 25/07/2025 |
| 2 | 12 Tweed St RINGWOOD EAST 3135 | \$780,000 | 28/06/2025 |
| 3 | 28 Andrew St RINGWOOD 3134 | \$800,000 | 30/05/2025 |

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:

28/07/2025 16:13



 3  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

June quarter 2025: \$1,002,500

Comparable Properties



5/84 Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments

 3  2  1

Price: \$807,000

Method: Sold Before Auction

Date: 25/07/2025

Property Type: Unit



12 Tweed St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$780,000

Method: Private Sale

Date: 28/06/2025

Property Type: House

Land Size: 447 sqm approx



28 Andrew St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  1

Price: \$800,000

Method: Private Sale

Date: 30/05/2025

Property Type: House

Account - Barry Plant | P: 03 9842 8888