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

4/80 Warrandyte Road, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$530,000		&		\$570,000			
Median sale price								
Median price	\$635,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/95 Ringwood St RINGWOOD 3134	\$551,000	01/04/2025
2	5/4 William St RINGWOOD 3134	\$615,000	22/03/2025
3	6/50 Warrandyte Rd RINGWOOD 3134	\$620,000	30/01/2025

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:

25/07/2025 16:52









Property Type: Unit Agent Comments Indicative Selling Price \$530,000 - \$570,000 Median Unit Price June quarter 2025: \$635,000

Comparable Properties

1/95 Ringwood St RINGWOOD 3134 (REI/VG) 2 1 1 Price: \$551,000 Method: Private Sale Date: 01/04/2025 Property Type: Unit	Agent Comments
5/4 William St RINGWOOD 3134 (REI/VG) 2 1 1 1 Price: \$615,000 Method: Private Sale Date: 22/03/2025 Property Type: Unit	Agent Comments
6/50 Warrandyte Rd RINGWOOD 3134 (REI/VG) 2 1 2 2 Price: \$620,000 Method: Private Sale Date: 30/01/2025 Property Type: Unit	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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