

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

3/12 Gordon Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,070,000

&

\$1,170,000

Median sale price

Median price \$885,000

Property Type Townhouse

Suburb Ringwood

Period - From 18/07/2024

to

17/07/2025

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	231 Canterbury Rd HEATHMONT 3135	\$1,110,000	28/03/2025
2	11 Sussex St RINGWOOD 3134	\$1,065,000	10/02/2025
3	1/4 Surrey St RINGWOOD 3134	\$1,200,000	10/02/2025

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:

18/07/2025 13:08



Property Type:
Agent Comments

Indicative Selling Price
\$1,070,000 - \$1,170,000
Median Townhouse Price
18/07/2024 - 17/07/2025: \$885,000

Comparable Properties



231 Canterbury Rd HEATHMONT 3135 (VG) Agent Comments



Price: \$1,110,000
Method: Sale
Date: 28/03/2025
Property Type: Flat/Unit/Apartment (Res)



11 Sussex St RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$1,065,000
Method: Private Sale
Date: 10/02/2025
Property Type: Townhouse (Single)
Land Size: 352 sqm approx



1/4 Surrey St RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 10/02/2025
Property Type: Townhouse (Res)