

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

2/28 Barkly Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$680,000

&

\$720,000

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	3/12 Greenwood Av RINGWOOD 3134	\$730,000	14/05/2025
2	3/30 Wilana St RINGWOOD 3134	\$730,000	14/05/2025
3	1/16 Heather Gr RINGWOOD 3134	\$719,500	29/03/2025

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 09:39

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2 1 1

Property Type: Townhouse

Land Size: 276 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

June quarter 2025: \$635,000

Comparable Properties



3/12 Greenwood Av RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 2

Price: \$730,000

Method: Private Sale

Date: 14/05/2025

Property Type: Unit

Land Size: 242 sqm approx



3/30 Wilana St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Private Sale

Date: 14/05/2025

Property Type: Unit

Land Size: 147 sqm approx



1/16 Heather Gr RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$719,500

Method: Private Sale

Date: 29/03/2025

Property Type: Townhouse (Single)

Land Size: 246 sqm approx

Account - Jellis Craig | P: 03 9870 6211