

# 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

19/74 Warrandyte Road, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$295,000

&

\$324,500

### Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2024

to

31/03/2025

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	17/74 Warrandyte Rd RINGWOOD 3134	\$309,000	13/03/2025
2	6/74 Warrandyte Rd RINGWOOD 3134	\$290,000	07/03/2025
3			

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:

10/06/2025 11:59

19/74 Warrandyte Road, Ringwood Vic 3134



Sharyn de Vries  
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**Indicative Selling Price**

\$295,000 - \$324,500

**Median Unit Price**

Year ending March 2025: \$615,000



1 1 1

**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**17/74 Warrandyte Rd RINGWOOD 3134 (VG)**

**Agent Comments**

1 - -

**Price:** \$309,000  
**Method:** Sale  
**Date:** 13/03/2025  
**Property Type:** Retirement Village Individual Flat/Unit



**6/74 Warrandyte Rd RINGWOOD 3134 (REI)**

**Agent Comments**

1 1 -

**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 07/03/2025  
**Property Type:** Villa

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.

**Account** - Jellis Craig | P: 03 9870 6211



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