

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

3/10 SHERBROOK AVENUE RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

6/19 NELSON STREET RINGWOOD VIC 3134	\$800,000	20-Mar-25
9/32-36 HEATHERDALE ROAD MITCHAM VIC 3132	\$770,000	23-May-25
106/42A NELSON STREET RINGWOOD VIC 3134	\$802,000	04-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 01 July 2025

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6/19 NELSON STREET RINGWOOD VIC 3134

 3  2  2

Sold Price

\$800,000

Sold Date

20-Mar-25

Distance

0.62km



9/32-36 HEATHERDALE ROAD MITCHAM VIC 3132

 3  1  2

Sold Price

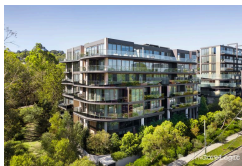
\$770,000

Sold Date

23-May-25

Distance

0.82km



106/42A NELSON STREET RINGWOOD VIC 3134

 3  2  2

Sold Price

\$802,000

Sold Date

04-Mar-25

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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