

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

4/80-82 OBAN ROAD 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

2/95 MURRAY ROAD CROYDON VIC 3136	\$1,250,000	05-Mar-25
4/136 WARRANDYTE ROAD RINGWOOD VIC 3134	\$1,350,000	26-Apr-25
2/2 NOTLEN STREET RINGWOOD VIC 3134	\$1,310,000	07-Jul-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: 06 August 2025



**2/95 MURRAY ROAD CROYDON
VIC 3136**

4 3 2

Sold Price ^{RS} **\$1,250,000** Sold Date **05-Mar-25**

Distance **1.79km**



**4/136 WARRANDYTE ROAD
RINGWOOD VIC 3134**

4 2 2

Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **26-Apr-25**

Distance **1.09km**



**2/2 NOTLEN STREET RINGWOOD
VIC 3134**

4 3 2

Sold Price ^{RS} **\$1,310,000** Sold Date **07-Jul-25**

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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