

# 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

15a Ireland Street, 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 \$1,185,000

&

\$1,300,000

### Median sale price

Median price \$1,025,000

Property Type House

Suburb Ringwood

Period - From 01/07/2024

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	11 Norfolk Av RINGWOOD 3134	\$1,230,000	06/06/2025
2	30 Ireland St RINGWOOD 3134	\$1,185,000	23/05/2025
3	7 Leoni Av HEATHMONT 3135	\$1,281,000	22/02/2025

**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:

28/07/2025 15:11



 3   
  2   
  2

**Property Type:** House  
**Land Size:** 1071 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,185,000 - \$1,300,000  
**Median House Price**  
 Year ending June 2025: \$1,025,000

## Comparable Properties



**11 Norfolk Av RINGWOOD 3134 (REI)**

**Agent Comments**

 3   
  1   
  7

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 06/06/2025  
**Property Type:** House  
**Land Size:** 861 sqm approx



**30 Ireland St RINGWOOD 3134 (REI)**

**Agent Comments**

 3   
  1   
  2

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 23/05/2025  
**Property Type:** House (Res)  
**Land Size:** 832 sqm approx



**7 Leoni Av HEATHMONT 3135 (REI/VG)**

**Agent Comments**

 3   
  2   
  2

**Price:** \$1,281,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx

**Account - Barry Plant | P: 03 9722 7166**