

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

15/37 William Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$887,500 Property Type Townhouse Suburb Ringwood

Period - From 04/07/2024 to 03/07/2025 Source Property Data

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	43 Culwell Av MITCHAM 3132	\$883,000	07/06/2025
2	6/61 Warrandyte Rd RINGWOOD 3134	\$890,000	10/04/2025
3	2/80 Bedford Rd RINGWOOD 3134	\$810,000	19/03/2025

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:

04/07/2025 15:24



Property Type: Townhouse

Agent Comments

Comparable Properties



43 Culwell Av MITCHAM 3132 (REI)

Agent Comments



Price: \$883,000

Method: Private Sale

Date: 07/06/2025

Property Type: House

Land Size: 262 sqm approx



6/61 Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 10/04/2025

Property Type: Unit

Land Size: 111 sqm approx

2/80 Bedford Rd RINGWOOD 3134 (VG)

Agent Comments



Price: \$810,000

Method: Sale

Date: 19/03/2025

Property Type: House - Attached House N.E.C.

Land Size: 132 sqm approx

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