

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

8-10 Oban Road, Ringwood Vic 3134

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$1,080,000

Property Type

House

Suburb

Ringwood

Period - From

01/01/2025

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	45 Murray Rd CROYDON 3136	\$950,000	01/03/2025
2	26 Tania Ct RINGWOOD 3134	\$1,085,500	22/02/2025
3	20 Tortice Dr RINGWOOD NORTH 3134	\$1,060,000	05/02/2025

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:

11/04/2025 10:46

8-10 Oban Road, Ringwood Vic 3134



first
national

Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

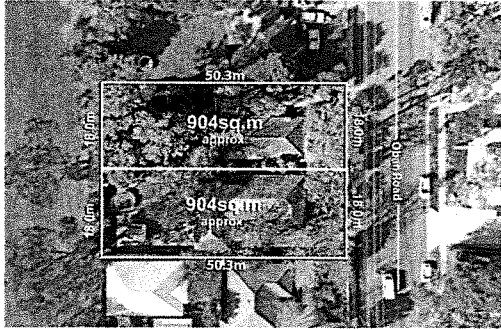
isaac@billschlink.com.au

Indicative Selling Price

\$990,000

Median House Price

March quarter 2025: \$1,080,000



4 2 1

Rooms: 5

Property Type: House (Res)

Agent Comments

Comparable Properties



45 Murray Rd CROYDON 3136 (REI)

2 1 2

Agent Comments

Price: \$950,000

Method: Private Sale

Date: 01/03/2025

Property Type: House

Land Size: 1115 sqm approx



26 Tania Ct RINGWOOD 3134 (REI)

3 2 2

Agent Comments

Price: \$1,085,500

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 945 sqm approx



20 Tortice Dr RINGWOOD NORTH 3134 (REI)

4 2 2

Agent Comments

Price: \$1,060,000

Method: Private Sale

Date: 05/02/2025

Property Type: House

Land Size: 648 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.