

# 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

35a Thomas 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 \$700,000 & \$770,000

### Median sale price

Median price \$636,000

Property Type Unit

Suburb Ringwood

Period - From 01/01/2024

to 31/12/2024

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	2/10 Langley St RINGWOOD EAST 3135	\$770,000	03/03/2025
2	5a Andrew St RINGWOOD 3134	\$740,000	23/11/2024
3	23 Laurence Gr RINGWOOD EAST 3135	\$780,000	11/10/2024

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:

26/03/2025 11:22



2 1 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 350 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
Year ending December 2024: \$636,000

## Comparable Properties



**2/10 Langley St RINGWOOD EAST 3135 (REI)**

**Agent Comments**

2 1 2

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 03/03/2025  
**Property Type:** Unit  
**Land Size:** 203 sqm approx



**5a Andrew St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** Unit  
**Land Size:** 202 sqm approx



**23 Laurence Gr RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 11/10/2024  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 273 sqm approx