

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

1/17 Wenwood Street, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$770,000

&

\$820,000

Median sale price

Median price

\$997,500

Property Type

House

Suburb

Ringwood East

Period - From

01/10/2024

to

30/09/2025

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	1/1 Ford St RINGWOOD 3134	\$779,000	25/10/2025
2	2/2 Highton St RINGWOOD EAST 3135	\$788,000	16/09/2025
3	1/26 Suda Av RINGWOOD 3134	\$785,000	15/09/2025

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:

05/11/2025 10:10

1/17 Wenwood Street, Ringwood East Vic 3135



 2  1  1

Property Type: House
Land Size: 342 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median House Price
Year ending September 2025: \$997,500

Comparable Properties



1/1 Ford St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$779,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 377 sqm approx



2/2 Highton St RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$788,000
Method: Private Sale
Date: 16/09/2025
Property Type: Unit
Land Size: 320 sqm approx



1/26 Suda Av RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

Price: \$785,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 363 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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