

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

1/87 Wantirna Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$885,000

Property Type Townhouse

Suburb Ringwood

Period - From 23/06/2024

to

22/06/2025

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	2/13 Heathmont Rd RINGWOOD 3134	\$1,125,000	15/04/2025
2	3/2 Philip St HEATHMONT 3135	\$1,250,000	08/02/2025
3	1/4 Surrey St RINGWOOD 3134	\$1,200,000	10/02/2025

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:

23/06/2025 18:35



4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
23/06/2024 - 22/06/2025: \$885,000

Comparable Properties



2/13 Heathmont Rd RINGWOOD 3134 (REI)

Agent Comments

4 3 2

Price: \$1,125,000
Method:
Date: 15/04/2025
Property Type: Townhouse (Single)



3/2 Philip St HEATHMONT 3135 (REI)

Agent Comments

4 3 2

Price: \$1,250,000
Method:
Date: 08/02/2025
Property Type: Townhouse (Single)



1/4 Surrey St RINGWOOD 3134 (REI/VG)

Agent Comments

4 3 2

Price: \$1,200,000
Method: Private Sale
Date: 10/02/2025
Property Type: Townhouse (Res)