

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

10 & 12 James Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,030,500 Property Type House Suburb Ringwood

Period - From 01/07/2025 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	16 Wingrove PI RINGWOOD 3134	\$1,600,000	05/12/2025
2	12-14 Summit Cr RINGWOOD NORTH 3134	\$1,370,000	07/11/2025
3	12 Regina St RINGWOOD 3134	\$1,600,000	03/10/2025

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:

16/12/2025 15:24

6 4 4

Property Type: House (Res)
Land Size: 1242 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,530,000
Median House Price
September quarter 2025: \$1,030,500

Comparable Properties



16 Wingrove PI RINGWOOD 3134 (REI)

Agent Comments

5 3 5

Price: \$1,600,000
Method: Private Sale
Date: 05/12/2025
Property Type: House
Land Size: 1606 sqm approx



12-14 Summit Cr RINGWOOD NORTH 3134 (REI)

Agent Comments

3 2 2

Price: \$1,370,000
Method: Private Sale
Date: 07/11/2025
Property Type: House



12 Regina St RINGWOOD 3134 (REI)

Agent Comments

3 1 -

Price: \$1,600,000
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 1028 sqm approx