

## 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



**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)



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

[Agent Comments](#)



### 12-14 Summit Cr RINGWOOD NORTH 3134 (REI)



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

[Agent Comments](#)



### 12 Regina St RINGWOOD 3134 (REI)



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

[Agent Comments](#)

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