

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

13/9 BROWNS AVENUE RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

209/5 BROWNS AVENUE RINGWOOD VIC 3134	\$550,000	08-Jul-25
4/21 NELSON STREET RINGWOOD VIC 3134	\$540,000	23-Jun-25
7/4 BROWNS AVENUE RINGWOOD VIC 3134	\$480,000	21-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 22 August 2025



209/5 BROWNS AVENUE RINGWOOD VIC 3134

 2  1  1

Sold Price

^{RS}

\$550,000

Sold Date

08-Jul-25

Distance

0.03km



4/21 NELSON STREET RINGWOOD VIC 3134

 2  1  1

Sold Price

\$540,000

Sold Date

23-Jun-25

Distance

0.04km



7/4 BROWNS AVENUE RINGWOOD VIC 3134

 2  1  1

Sold Price

\$480,000

Sold Date

21-Mar-25

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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