

# 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

18/12 Bourke Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$480,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Ringwood

Period - From 09/09/2024 to 08/09/2025 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 | 9/22 Bourke St RINGWOOD 3134   | \$455,000 | 07/06/2025   |
| 2 | 102/21 Bourke St RINGWOOD 3134 | \$490,000 | 28/03/2025   |
| 3 | 110/8 Bourke St RINGWOOD 3134  | \$459,000 | 17/03/2025   |

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: 09/09/2025 10:26



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Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$450,000 - \$480,000  
Median Unit Price  
09/09/2024 - 08/09/2025: \$615,000

## Comparable Properties



9/22 Bourke St RINGWOOD 3134 (REI/VG)

Agent Comments

2   1   1

Price: \$455,000  
Method: Private Sale  
Date: 07/06/2025  
Property Type: Apartment



102/21 Bourke St RINGWOOD 3134 (REI/VG)

Agent Comments

2   1   1

Price: \$490,000  
Method: Private Sale  
Date: 28/03/2025  
Property Type: Apartment

110/8 Bourke St RINGWOOD 3134 (VG)

Agent Comments

2   -   -

Price: \$459,000  
Method: Sale  
Date: 17/03/2025  
Property Type: Strata Unit/Flat