

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

2/14 Wenwood Street, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Ringwood East

Period - From

01/10/2024

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	3/11 Patterson St RINGWOOD EAST 3135	\$771,000	27/10/2025
2	1/1 Ford St RINGWOOD 3134	\$779,000	25/10/2025
3	2/2 Highton St RINGWOOD EAST 3135	\$788,000	16/09/2025

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:

27/11/2025 14:07

2/14 Wenwood Street, Ringwood East Vic 3135



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median Unit Price
Year ending September 2025: \$720,000

Comparable Properties



3/11 Patterson St RINGWOOD EAST 3135 (REI)

Agent Comments

2 1 2

Price: \$771,000
Method: Private Sale
Date: 27/10/2025
Property Type: Unit
Land Size: 315 sqm approx



1/1 Ford St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$779,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 377 sqm approx



2/2 Highton St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 1 1

Price: \$788,000
Method: Private Sale
Date: 16/09/2025
Property Type: Unit
Land Size: 320 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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