

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

2/26 BEDFORD ROAD 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

\$780,000

or range
between

&

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

1/21 MULLUM MULLUM ROAD RINGWOOD VIC 3134	\$781,000	19-Jul-25
5/84 WARRANDYTE ROAD RINGWOOD VIC 3134	\$807,000	26-Jul-25
3/1A HEARTHSIDE COURT RINGWOOD VIC 3134	\$790,000	05-Jul-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: 12 August 2025



**1/21 MULLUM MULLUM ROAD
RINGWOOD VIC 3134**

 3
  2
  1

Sold Price

^{RS} **\$781,000**

Sold Date

19-Jul-25

Distance

1.19km



**5/84 WARRANDYTE ROAD
RINGWOOD VIC 3134**

 3
  2
  1

Sold Price

^{RS} **\$807,000**

Sold Date

26-Jul-25

Distance

1.33km



**3/1A HEARTHSIDE COURT
RINGWOOD VIC 3134**

 3
  2
  2

Sold Price

^{RS} **\$790,000**

Sold Date

05-Jul-25

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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