

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

211/1B NELSON STREET 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2025

to

31 Dec 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

110/21 BOURKE STREET RINGWOOD VIC 3134	\$550,000	24-Jul-25
G02/8 BOND STREET RINGWOOD VIC 3134	\$597,000	23-Jun-25
403/1B NELSON STREET RINGWOOD VIC 3134	\$598,000	10-Nov-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: 06 January 2026



**110/21 BOURKE STREET
RINGWOOD VIC 3134**

 2  2  1

Sold Price **\$550,000** Sold Date **24-Jul-25**

Distance **0.17km**



**G02/8 BOND STREET RINGWOOD
VIC 3134**

 2  -  -

Sold Price **\$597,000** Sold Date **23-Jun-25**

Distance **0.16km**



**403/1B NELSON STREET
RINGWOOD VIC 3134**

 2  2  1

Sold Price **\$598,000** Sold Date **10-Nov-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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