

## 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**

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Sold Price

**\$550,000** Sold Date **24-Jul-25**Distance **0.17km****G02/8 BOND STREET RINGWOOD  
VIC 3134**

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Sold Price

**\$597,000** Sold Date **23-Jun-25**Distance **0.16km****403/1B NELSON STREET  
RINGWOOD VIC 3134**

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Sold Price

**\$598,000** Sold Date **10-Nov-25**Distance **0km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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