

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

29 RESERVE 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

or range
between

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Ringwood

Period-from

01 Oct 2024

to

30 Sep 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

29 GEORGES ROAD RINGWOOD VIC 3134	\$990,000	02-Aug-25
4 MONTGOMERY STREET RINGWOOD VIC 3134	\$1,030,000	16-May-25
11 GRAEME AVENUE RINGWOOD VIC 3134	\$995,000	12-Jun-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.~~

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**29 GEORGES ROAD RINGWOOD
VIC 3134**

4 1 2

Sold Price

^{RS} **\$990,000** Sold Date **02-Aug-25**

Distance **0.13km**



**4 MONTGOMERY STREET
RINGWOOD VIC 3134**

3 1 1

Sold Price

\$1,030,000 Sold Date **16-May-25**

Distance **1.28km**



**11 GRAEME AVENUE RINGWOOD
VIC 3134**

3 1 1

Sold Price

\$995,000 Sold Date **12-Jun-25**

Distance **1.31km**

RS = Recent sale **UN** = Undisclosed Sale

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