

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

3/3 Turnbull Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$580,000 & \$600,000

Median sale price

Median price \$593,500 Property Type Unit Suburb Ringwood

Period - From 28/01/2025 to 27/01/2026 Source Property Data

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	3/2 Harrison St RINGWOOD 3134	\$625,000	24/12/2025
2	12/3 Turnbull Ct RINGWOOD 3134	\$685,000	19/11/2025
3	8/43 Warrandyte Rd RINGWOOD 3134	\$641,000	23/09/2025

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:

28/01/2026 16:11



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$600,000

Median Unit Price

28/01/2025 - 27/01/2026: \$593,500

Comparable Properties



3/2 Harrison St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$625,000

Method: Private Sale

Date: 24/12/2025

Property Type: Unit



12/3 Turnbull Ct RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$685,000

Method: Private Sale

Date: 19/11/2025

Property Type: Unit



8/43 Warrandyte Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$641,000

Method: Private Sale

Date: 23/09/2025

Property Type: Unit

Land Size: 132 sqm approx

Account - Barry Plant | P: 03 9874 3355