

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 Harrison Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$480,000

&

\$525,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Ringwood

Period - From 01/10/2024

to 30/09/2025

Source REIV

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	6/100 Ringwood St RINGWOOD 3134	\$515,000	28/10/2025
2	4/25 Pitt St RINGWOOD 3134	\$530,000	30/06/2025
3			

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:

17/12/2025 10:52

3 Harrison Street, Ringwood Vic 3134

woodards

Stasi Adgemis

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Indicative Selling Price

\$480,000 - \$525,000

Median Unit Price

Year ending September 2025: \$625,000



 2  1  1

Property Type: Townhouse

Agent Comments

Comparable Properties



6/100 Ringwood St RINGWOOD 3134 (VG)

Agent Comments

 2  -  -

Price: \$515,000

Method: Sale

Date: 28/10/2025

Property Type: Flat/Unit/Apartment (Res)



4/25 Pitt St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 30/06/2025

Property Type: Unit

Land Size: 167 sqm approx

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.

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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