

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

31/2-4 ACACIA COURT 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

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2024

to

31 Oct 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

5/2-4 ACACIA COURT RINGWOOD VIC 3134	\$500,000	18-Aug-25
8/2-4 ACACIA COURT RINGWOOD VIC 3134	\$537,000	24-Jun-25
4/21 NELSON STREET RINGWOOD VIC 3134	\$540,000	23-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.~~

This Statement of Information was prepared on: 10 November 2025



5/2-4 ACACIA COURT RINGWOOD VIC 3134

Sold Price

\$500,000

Sold Date

18-Aug-25
 2

 1

 1

Distance

0km


8/2-4 ACACIA COURT RINGWOOD VIC 3134

Sold Price

\$537,000

Sold Date

24-Jun-25
 2

 1

 1

Distance

0km


4/21 NELSON STREET RINGWOOD VIC 3134

Sold Price

\$540,000

Sold Date

23-Jun-25
 2

 1

 1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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