

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

55b New Street, Ringwood Vic 3134

Indicative selling price

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

Range between

\$879,999

&

\$959,999

Median sale price

Median price

\$867,500

Property Type

Townhouse

Suburb

Ringwood

Period - From

13/08/2024

to

12/08/2025

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	3/85 Mt Dandenong Rd RINGWOOD EAST 3135	\$900,000	01/06/2025
2	2/19 Nelson St RINGWOOD 3134	\$880,000	09/07/2025
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:

13/08/2025 16:40



4 2 1

Property Type: House (Res)
Land Size: 219 sqm approx
Agent Comments

Indicative Selling Price
\$879,999 - \$959,999
Median Townhouse Price
13/08/2024 - 12/08/2025: \$867,500

Comparable Properties

3/85 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments

4 3 2

Price: \$900,000
Method:
Date: 01/06/2025
Property Type: House



2/19 Nelson St RINGWOOD 3134 (REI)

Agent Comments

4 2 2

Price: \$880,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)

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.