

# 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 7/35-37 Wantirna Road, Ringwood VIC 3134

### Indicated Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$520,000 & \$570,000

### Median sale price

Median price \$580,000 Property type Unit Suburb Ringwood

Period - From 21/11/2024 to 12/04/2025 Source CORELOGIC

### Comparable property sales

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
4/21 Harrison St RINGWOOD 3134	\$550,000	20/12/2024
1/6 Barkly St RINGWOOD 3134	\$ 596,000	23/12/2024
4/8 Lavender St, RINGWOOD, Vic 3134	\$580,000	21/11/2024

This Statement of Information was prepared on: 12/04/2025