## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sal  | le                                 |                |                     |        |                                 |               |               |
|---|------------------------------------|----------------|---------------------|--------|---------------------------------|---------------|---------------|
| Address<br>Including suburb and<br>postcode   | 8 & 10 OBAN ROAD RINGWOOD VIC 3134 |                |                     |        |                                 |               |               |
| Indicative selling price For the meaning of this price  | e see consumer.vic                 | c.gov.au       | u/underquotir       | ng (*[ | Delete single price             | e or range a  | s applicable) |
| Single Price  |                                    |                | or range<br>between |        | \$1,950,000                     | &             | \$2,000,000   |
| Median sale price (*Delete house or unit as ap  | plicable)                          |                |                     |        |                                 |               |               |
| Median Price  | \$1,025,000                        | Property type  |                     |        | House                           | Suburb        | Ringwood      |
| Period-from   | 01 Oct 2024                        | to 30 Sep 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 estate agent or agent's representative considers to be most comparable to Address of comparable property |                                    |                |                     |        | p <del>roperty for sale i</del> | operty for sa |               |
| OR  |                                    |                |                     |        |                                 |               |               |

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: 02 October 2025



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