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 Samuel Street, Ringwood Vic 3134

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $1,008,500 Property Type House Suburb Ringwood

Period - From 07/05/2024 to 06/05/2025 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	1/7 Tamar St RINGWOOD NORTH 3134	$853,000	17/02/2025
2	2/29 Eastfield Rd RINGWOOD EAST 3135	$790,000	25/11/2024
3	1/62 Bedford Rd RINGWOOD 3134	$800,000	19/11/2024

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: 07/05/2025 09:51

7 Samuel Street, Ringwood Vic 3134



3 1 2

Rooms: 5
Property Type: House
Land Size: 331 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
07/05/2024 - 06/05/2025: $1,008,500

Comparable Properties



1/7 Tamar St RINGWOOD NORTH 3134 (REI/VG)

3 2 2

Price: $853,000
Method: Private Sale
Date: 17/02/2025
Property Type: Unit
Land Size: 385 sqm approx

Agent Comments



2/29 Eastfield Rd RINGWOOD EAST 3135 (REI/VG)

3 1 1

Price: $790,000
Method: Private Sale
Date: 25/11/2024
Property Type: Unit
Land Size: 482 sqm approx

Agent Comments



1/62 Bedford Rd RINGWOOD 3134 (REI/VG)

3 2 2

Price: $800,000
Method: Private Sale
Date: 19/11/2024
Property Type: Unit
Land Size: 317 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008

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