

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

1/6 Panfield Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Ringwood

Period - From

26/08/2024

to

25/08/2025

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	1/2 Georges Rd RINGWOOD 3134	\$760,500	31/07/2025
2	6 Samuel St RINGWOOD 3134	\$730,000	28/05/2025
3	3/66 Oban Rd RINGWOOD 3134	\$805,000	03/04/2025

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:

26/08/2025 15:27



 2  1  2

Property Type: House (Res)

Land Size: 233 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

26/08/2024 - 25/08/2025: \$615,000

Comparable Properties



1/2 Georges Rd RINGWOOD 3134 (REI)

Agent Comments

 2  1  2

Price: \$760,500

Method: Private Sale

Date: 31/07/2025

Property Type: Unit

Land Size: 225 sqm approx



6 Samuel St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$730,000

Method: Private Sale

Date: 28/05/2025

Property Type: House

Land Size: 273 sqm approx



3/66 Oban Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

Price: \$805,000

Method: Private Sale

Date: 03/04/2025

Property Type: Unit

Land Size: 220 sqm approx

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