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	1/14 Hobart Street, Ringwood Vic 3134

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,025,000 Property Type House Suburb Ringwood

Period - From 01/07/2024 to 30/06/2025 Source REIV

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	8a Heathmont Rd RINGWOOD 3134	$867,500	09/08/2025
2	1 Seares Dr RINGWOOD EAST 3135	$903,500	31/07/2025
3	6/61 Warrandyte Rd RINGWOOD 3134	$890,000	10/04/2025

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: 12/09/2025 12:35

1/14 Hobart Street, Ringwood Vic 3134



3 2 2

Property Type: Townhouse (Single)
Land Size: 356 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
Year ending June 2025: $1,025,000

Comparable Properties



8a Heathmont Rd RINGWOOD 3134 (REI)

3 2 2

Price: $867,500
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)
Land Size: 296 sqm approx

Agent Comments



1 Seares Dr RINGWOOD EAST 3135 (REI)

3 2 2

Price: $903,500
Method: Sold Before Auction
Date: 31/07/2025
Property Type: House (Res)
Land Size: 514 sqm approx

Agent Comments



6/61 Warrandyte Rd RINGWOOD 3134 (REI)

3 2 2

Price: $890,000
Method: Private Sale
Date: 10/04/2025
Property Type: Unit
Land Size: 111 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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