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	6/20 Bond Street, Ringwood Vic 3134

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $635,000 Property Type Unit Suburb Ringwood

Period - From 01/04/2025 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.

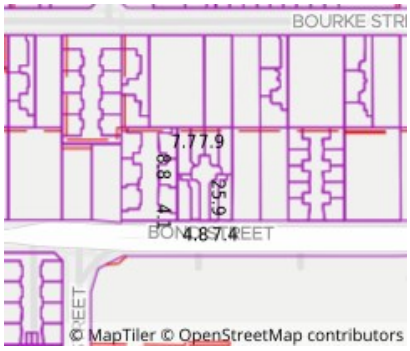
	Address of comparable property	Price	Date of sale
1	3/20 Notlen St RINGWOOD 3134	$626,000	28/07/2025
2	6/28-30 Wilana St RINGWOOD 3134	$678,000	31/05/2025
3	5/11 City Rd RINGWOOD 3134	$645,000	20/05/2025

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: 22/09/2025 10:33

6/20 Bond Street, Ringwood Vic 3134



2 1 1

Rooms: 3
Property Type: House

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
June quarter 2025: $635,000

Comparable Properties

3/20 Notlen St RINGWOOD 3134 (REI)

2 1 1

Price: $626,000
Method: Private Sale
Date: 28/07/2025
Property Type: Townhouse (Single)

Agent Comments

6/28-30 Wilana St RINGWOOD 3134 (REI)

2 1 1

Price: $678,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit

Agent Comments

5/11 City Rd RINGWOOD 3134 (REI/VG)

2 1 1

Price: $645,000
Method: Private Sale
Date: 20/05/2025
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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