

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

3/330 Canterbury Road, 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 \$658,000

Property Type Unit

Suburb Ringwood

Period - From 01/07/2025

to 30/09/2025

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	2/29-30 Liddle Way VERMONT 3133	\$850,000	24/09/2025
2	1/73 Rachelle Dr WANTIRNA 3152	\$781,000	01/08/2025
3	31a Viviani Cr HEATHMONT 3135	\$825,000	18/06/2025

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:

20/10/2025 15:42



3 2 2

Rooms: 8
Property Type: Townhouse (Res)
Land Size: 208 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median Unit Price
 September quarter 2025: \$658,000

Comparable Properties



2/29-30 Liddle Way VERMONT 3133 (REI)

Agent Comments

3 1 2

Price: \$850,000
Method: Private Sale
Date: 24/09/2025
Property Type: Unit



1/73 Rachele Dr WANTIRNA 3152 (REI/VG)

Agent Comments

3 2 2

Price: \$781,000
Method: Private Sale
Date: 01/08/2025
Property Type: Unit
Land Size: 510 sqm approx



31a Viviani Cr HEATHMONT 3135 (VG)

Agent Comments

3 - -

Price: \$825,000
Method: Sale
Date: 18/06/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9722 7166