

# 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

208/8 Bond Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$615,000

Property Type Unit

Suburb Ringwood

Period - From 18/11/2024

to 17/11/2025

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	209/5 Browns Av RINGWOOD 3134	\$550,000	10/07/2025
2	202/11 Bourke St RINGWOOD 3134	\$540,000	10/07/2025
3	G02/8 Bond St RINGWOOD 3134	\$597,000	23/06/2025

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:

18/11/2025 11:06



 2  
  2  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

18/11/2024 - 17/11/2025: \$615,000

## Comparable Properties



**209/5 Browns Av RINGWOOD 3134 (VG)**

Agent Comments

 2  
  -  
  -

**Price:** \$550,000

**Method:** Sale

**Date:** 10/07/2025

**Property Type:** Strata Unit/Flat



**202/11 Bourke St RINGWOOD 3134 (REI/VG)**

Agent Comments

 2  
  2  
  1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 10/07/2025

**Property Type:** Apartment



**G02/8 Bond St RINGWOOD 3134 (REI/VG)**

Agent Comments

 2  
  2  
  2

**Price:** \$597,000

**Method:** Private Sale

**Date:** 23/06/2025

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9722 7166