

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

3/11 Barkly Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$580,000

&

\$630,000

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	2/6 Barkly St RINGWOOD 3134	\$627,000	08/11/2025
2	1/10 Wildwood Gr RINGWOOD 3134	\$625,050	14/08/2025
3	3/25 Arlington St RINGWOOD 3134	\$635,000	21/06/2025

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 12:49



 2  1  1

Property Type: Unit
Land Size: 137 sqm approx
Agent Comments

Indicative Selling Price
 \$580,000 - \$630,000
Median Unit Price
 September quarter 2025: \$658,000

Comparable Properties



2/6 Barkly St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$627,000
Method: Private Sale
Date: 08/11/2025
Property Type: Unit



1/10 Wildwood Gr RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$625,050
Method: Private Sale
Date: 14/08/2025
Property Type: Unit
Land Size: 169 sqm approx



3/25 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$635,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Unit

Account - Barry Plant | P: 03 9722 7166