

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

5/23 Wilana Street, Ringwood Vic 3134

Indicative selling price

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

Single price

\$739,000

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	1/167 Wantirna Rd RINGWOOD 3134	\$720,000	01/10/2025
2	2/38 Sherbrook Av RINGWOOD 3134	\$715,000	16/09/2025
3	14/9-11 Mines Rd RINGWOOD EAST 3135	\$720,000	04/08/2025

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:

22/11/2025 14:55



 3
  1
  1

Rooms: 4

Property Type: Unit

Land Size: 189 sqm approx

Agent Comments

Indicative Selling Price

\$739,000

Median Unit Price

September quarter 2025: \$658,000

Comparable Properties

1/167 Wantirna Rd RINGWOOD 3134 (VG)

Agent Comments

 3
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Price: \$720,000

Method: Sale

Date: 01/10/2025

Property Type: Flat/Unit/Apartment (Res)



2/38 Sherbrook Av RINGWOOD 3134 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$715,000

Method: Private Sale

Date: 16/09/2025

Property Type: Townhouse (Single)

Land Size: 442 sqm approx



14/9-11 Mines Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3
  1
  2

Price: \$720,000

Method: Private Sale

Date: 04/08/2025

Property Type: Unit