

# 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

10 Inez Avenue, 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 \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,072,500

Property Type House

Suburb Ringwood

Period - From 01/10/2025

to

31/12/2025

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	31 Loughnan Rd RINGWOOD 3134	\$1,330,000	23/11/2025
2	12 Devon Av HEATHMONT 3135	\$1,300,000	08/11/2025
3	8 Mckay Ct RINGWOOD 3134	\$1,310,000	06/09/2025

**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:

23/01/2026 10:39



3 2 2

**Property Type:** House (Res)

**Land Size:** 670 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2025: \$1,072,500

## Comparable Properties



**31 Loughnan Rd RINGWOOD 3134 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,330,000

**Method:** Sold Before Auction

**Date:** 23/11/2025

**Property Type:** House (Res)

**Land Size:** 1238 sqm approx



**12 Devon Av HEATHMONT 3135 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**8 McKay Ct RINGWOOD 3134 (VG)**

Agent Comments

4 - -

**Price:** \$1,310,000

**Method:** Sale

**Date:** 06/09/2025

**Property Type:** Development Site (Res)

**Land Size:** 1391 sqm approx

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