

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 10 Inez Avenue, Ringwood Vic 3134
Including suburb and postcode

Indicative selling price

For the meaning of this price see 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



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)



Price: \$1,330,000

Method: Sold Before Auction

Date: 23/11/2025

Property Type: House (Res)

Land Size: 1238 sqm approx

[Agent Comments](#)



12 Devon Av HEATHMONT 3135 (REI/VG)



Price: \$1,300,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 720 sqm approx

[Agent Comments](#)



8 McKay Ct RINGWOOD 3134 (VG)



Price: \$1,310,000

Method: Sale

Date: 06/09/2025

Property Type: Development Site (Res)

Land Size: 1391 sqm approx

[Agent Comments](#)

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