

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

106/11 BOURKE STREET RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

107/21 BOURKE STREET RINGWOOD VIC 3134	\$530,000	22-Aug-25
G06/42A NELSON STREET RINGWOOD VIC 3134	\$550,000	18-Sep-25
1/5 CHURCHILL STREET RINGWOOD VIC 3134	\$555,555	25-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 28 January 2026


**107/21 BOURKE STREET
RINGWOOD VIC 3134**
 2  1  1

Sold Price **\$530,000** Sold Date **22-Aug-25**

Distance **0.08km**

**G06/42A NELSON STREET
RINGWOOD VIC 3134**
 2  1  1

Sold Price **\$550,000** Sold Date **18-Sep-25**

Distance **0.41km**

**1/5 CHURCHILL STREET
RINGWOOD VIC 3134**
 2  1  2

Sold Price **\$555,555** Sold Date **25-Sep-25**

Distance **0.26km**
RS = Recent sale

UN = Undisclosed Sale

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