

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

1/12 Surrey Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$1,027,500

Property Type House

Suburb Ringwood

Period - From 29/01/2025

to

28/01/2026

Source Property Data

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	213 Canterbury Rd HEATHMONT 3135	\$800,000	11/12/2025
2	2/8 Sylvia Gr RINGWOOD 3134	\$845,000	24/09/2025
3	8a Heathmont Rd RINGWOOD 3134	\$867,500	09/08/2025

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:

29/01/2026 11:51



3 1 3

Property Type: House (Res)

Land Size: 367 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

29/01/2025 - 28/01/2026: \$1,027,500

Comparable Properties



213 Canterbury Rd HEATHMONT 3135 (REI/VG)

3 2 2

Price: \$800,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Land Size: 365 sqm approx

Agent Comments

Main road, but had 2 bathrooms.



2/8 Sylvia Gr RINGWOOD 3134 (REI/VG)

3 1 2

Price: \$845,000

Method: Private Sale

Date: 24/09/2025

Property Type: House

Land Size: 351 sqm approx

Agent Comments

Similar but brick construction.



8a Heathmont Rd RINGWOOD 3134 (REI/VG)

3 2 2

Price: \$867,500

Method: Auction Sale

Date: 09/08/2025

Property Type: Townhouse (Res)

Land Size: 296 sqm approx

Agent Comments

Busy road location, 2 bathroom.