

# 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

112/42C Nelson Street, 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

\$390,000

&

\$420,000

### Median sale price

Median price

\$590,000

Property Type

Unit

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 | G01/8 Bond St RINGWOOD 3134        | \$412,000 | 29/11/2025   |
| 2 | 307/92 Maroondah Hwy RINGWOOD 3134 | \$400,000 | 19/11/2025   |
| 3 | 207/11 Bourke St RINGWOOD 3134     | \$400,000 | 05/09/2025   |

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:

29/01/2026 12:00



 1  
  1  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$390,000 - \$420,000

**Median Unit Price**

29/01/2025 - 28/01/2026: \$590,000

## Comparable Properties



**G01/8 Bond St RINGWOOD 3134 (REI)**

Agent Comments

 1  
  1  
  1

**Price:** \$412,000

**Method:** Private Sale

**Date:** 29/11/2025

**Property Type:** Apartment



**307/92 Maroondah Hwy RINGWOOD 3134 (REI)**

Agent Comments

 1  
  1  
  1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 19/11/2025

**Property Type:** Apartment



**207/11 Bourke St RINGWOOD 3134 (REI/VG)**

Agent Comments

 1  
  1  
  1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 05/09/2025

**Property Type:** Apartment

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