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	6/11-13 Bourke Street, Ringwood Vic 3134

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $625,000 Property Type Unit Suburb Ringwood

Period - From 17/02/2025 to 16/02/2026 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.

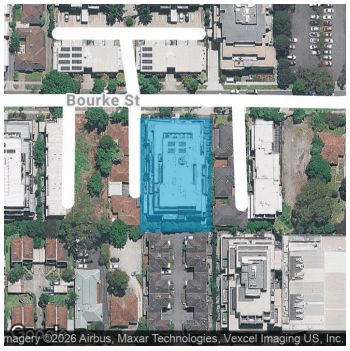
	Address of comparable property	Price	Date of sale
1	310/92 Maroondah Hwy RINGWOOD 3134	$505,000	24/11/2025
2	107/1a Nelson St RINGWOOD 3134	$503,000	19/09/2025
3	204/10 Churchill St RINGWOOD 3134	$510,000	03/09/2025

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: 17/02/2026 09:10

6/11-13 Bourke Street, Ringwood Vic 3134



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
17/02/2025 - 16/02/2026: $625,000

Comparable Properties



310/92 Maroondah Hwy RINGWOOD 3134 (REI)

2 2 1

Price: $505,000
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment

Agent Comments



107/1a Nelson St RINGWOOD 3134 (REI)

2 2 1

Price: $503,000
Method: Private Sale
Date: 19/09/2025
Property Type: Apartment

Agent Comments



204/10 Churchill St RINGWOOD 3134 (REI)

2 2 1

Price: $510,000
Method: Private Sale
Date: 03/09/2025
Rooms: 3
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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