

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

3/20 Greenwood Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$707,500 Property Type Unit 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	1/58 Wantirna Rd RINGWOOD 3134	\$620,000	20/02/2026
2	3/3 Turnbull Ct RINGWOOD 3134	\$605,000	14/02/2026
3	1/4 Munro St RINGWOOD 3134	\$608,250	28/01/2026

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:

31/03/2026 17:56



Rooms: 1
Property Type: Unit
Land Size: 130 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$590,000 - \$630,000
Median Unit Price
December quarter 2025: \$707,500

Comparable Properties



1/58 Wantirna Rd RINGWOOD 3134 (REI/VG)

[Agent Comments](#)



Price: \$620,000
Method: Private Sale
Date: 20/02/2026
Property Type: Unit



3/3 Turnbull Ct RINGWOOD 3134 (REI)

[Agent Comments](#)



Price: \$605,000
Method: Auction Sale
Date: 14/02/2026
Rooms: 3
Property Type: Unit



1/4 Munro St RINGWOOD 3134 (REI/VG)

[Agent Comments](#)



Price: \$608,250
Method: Private Sale
Date: 28/01/2026
Property Type: Unit

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454