

# 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

11A Great Ryrie 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 \$970,000 & \$1,030,000

### Median sale price

Median price \$1,035,000 Property Type House Suburb Ringwood

Period - From 28/04/2025 to 27/04/2026 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	6b William St RINGWOOD 3134	\$1,015,000	25/04/2026
2	3/34 Ireland St RINGWOOD 3134	\$1,020,000	17/03/2026
3			

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: 28/04/2026 12:42



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**Property Type:** House  
**Land Size:** 439 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$970,000 - \$1,030,000  
**Median House Price**  
 28/04/2025 - 27/04/2026: \$1,035,000

## Comparable Properties



**6b William St RINGWOOD 3134 (REI)**

Agent Comments

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**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 25/04/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 222 sqm approx



**3/34 Ireland St RINGWOOD 3134 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 200 sqm approx

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.

Account - Barry Plant | P: 03 9722 7166