

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

16 Sang Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,045,000 Property Type House Suburb Ringwood

Period - From 01/01/2026 to 31/03/2026 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	10 Nestan Dr RINGWOOD 3134	\$1,145,000	21/04/2026
2	4 Gillard PI RINGWOOD NORTH 3134	\$1,240,000	10/02/2026
3	16 Tunbury Av RINGWOOD 3134	\$1,255,000	21/11/2025

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:

12/05/2026 11:29



 4
  2
  2

Rooms: 11

Property Type: House (Res)

Land Size: 936 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

March quarter 2026: \$1,045,000

Comparable Properties



10 Nestan Dr RINGWOOD 3134 (REI)

Agent Comments

 4
  2
  4

Price: \$1,145,000

Method: Private Sale

Date: 21/04/2026

Property Type: House (Res)

Land Size: 815 sqm approx



4 Gillard Pl RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,240,000

Method: Private Sale

Date: 10/02/2026

Property Type: House (Res)

Land Size: 777 sqm approx



16 Tunbury Av RINGWOOD 3134 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,255,000

Method: Auction Sale

Date: 21/11/2025

Property Type: House (Res)

Land Size: 738 sqm approx

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