

# 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

10/21 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 \$510,000 & \$560,000

### Median sale price

Median price \$609,125 Property Type Unit Suburb Ringwood

Period - From 20/05/2025 to 19/05/2026 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	509/42a Nelson St RINGWOOD 3134	\$558,000	08/02/2026
2	107/5 Sherbrook Av RINGWOOD 3134	\$553,000	06/02/2026
3	207/5 Browns Av RINGWOOD 3134	\$515,000	08/01/2026

**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:

20/05/2026 09:20



 2   
  1   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$510,000 - \$560,000

**Median Unit Price**

20/05/2025 - 19/05/2026: \$609,125

## Comparable Properties



**509/42a Nelson St RINGWOOD 3134 (REI/VG)**

Agent Comments

 2   
  1   
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**Price:** \$558,000

**Method:** Private Sale

**Date:** 08/02/2026

**Property Type:** Apartment



**107/5 Sherbrook Av RINGWOOD 3134 (REI/VG)**

Agent Comments

 2   
  1   
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**Price:** \$553,000

**Method:** Private Sale

**Date:** 06/02/2026

**Property Type:** Apartment



**207/5 Browns Av RINGWOOD 3134 (VG)**

Agent Comments

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**Price:** \$515,000

**Method:** Sale

**Date:** 08/01/2026

**Property Type:** Strata Unit/Flat

Account - Barry Plant | P: 03 9722 7166