

# 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 202/21 Bourke 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 \$500,000 & \$550,000

### Median sale price

Median price \$649,550 Property Type Unit Suburb Ringwood

Period - From 01/04/2025 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	402/42c Nelson St RINGWOOD 3134	\$507,000	25/03/2026
2	205/42a Nelson St RINGWOOD 3134	\$545,000	03/03/2026
3	26/2-4 Acacia Ct RINGWOOD 3134	\$520,000	03/03/2026

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: 22/05/2026 10:52



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

Year ending March 2026: \$649,550

## Comparable Properties



**402/42c Nelson St RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$507,000

**Method:** Private Sale

**Date:** 25/03/2026

**Property Type:** Apartment



**205/42a Nelson St RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$545,000

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** Apartment



**26/2-4 Acacia Ct RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** Apartment

**Land Size:** 98 sqm approx

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