

# 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 8/7 Woodside Avenue, 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 \$630,000 & \$660,000

### 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	2/13 New St RINGWOOD 3134	\$650,000	21/04/2026
2	5/52 Mt Dandenong Rd RINGWOOD EAST 3135	\$645,000	19/03/2026
3	4/5 Freeman St RINGWOOD EAST 3135	\$650,000	11/12/2025

**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: 25/05/2026 14:24



2   1   1

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$660,000  
**Median Unit Price**  
Year ending March 2026: \$649,550

## Comparable Properties



**2/13 New St RINGWOOD 3134 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 21/04/2026  
**Property Type:** Unit



**5/52 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)** [Agent Comments](#)

2   1   2

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 19/03/2026  
**Property Type:** Unit



**4/5 Freeman St RINGWOOD EAST 3135 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 11/12/2025  
**Property Type:** Unit  
**Land Size:** 182 sqm approx

**Account - Barry Plant** | P: 03 9722 7166