

# 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 2/108 Warrandyte Road, 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 \$650,000 & \$665,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Ringwood

Period - From 02/06/2025 to 01/06/2026 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	1/90 Mt Dandenong Rd RINGWOOD EAST 3135	\$675,000	30/03/2026
2	3/4 Barkly St RINGWOOD 3134	\$650,000	25/02/2026
3	3/69 Warrandyte Rd RINGWOOD 3134	\$663,000	07/01/2026

**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: 02/06/2026 16:17



2   1   2

**Property Type:** Unit  
**Land Size:** 97 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$665,000  
**Median Unit Price**  
02/06/2025 - 01/06/2026: \$630,000

## Comparable Properties



**1/90 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)** [Agent Comments](#)

2   1   1

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 30/03/2026  
**Property Type:** Unit



**3/4 Barkly St RINGWOOD 3134 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 25/02/2026  
**Property Type:** Unit



**3/69 Warrandyte Rd RINGWOOD 3134 (REI/VG)**

[Agent Comments](#)

2   1   2

**Price:** \$663,000  
**Method:** Private Sale  
**Date:** 07/01/2026  
**Property Type:** Unit  
**Land Size:** 78 sqm approx

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