

# 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

1 Garden 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 \$1,250,000 & \$1,300,000

### 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	12 Rotherwood Av RINGWOOD EAST 3135	\$1,290,000	25/05/2026
2	65 Gracedale Av RINGWOOD EAST 3135	\$1,250,000	11/05/2026
3	27 Henry St RINGWOOD 3134	\$1,300,000	05/05/2026

**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:

23/06/2026 11:07



3   2   2

**Property Type:** House  
**Land Size:** 1065 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,300,000  
**Median House Price**  
March quarter 2026: \$1,045,000

## Comparable Properties



12 Rotherwood Av RINGWOOD EAST 3135 (REI)

**Agent Comments**

4   3   1

**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 25/05/2026  
**Property Type:** House  
**Land Size:** 1000 sqm approx



65 Gracedale Av RINGWOOD EAST 3135 (REI)

**Agent Comments**

4   2   2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 11/05/2026  
**Property Type:** House  
**Land Size:** 1076 sqm approx



27 Henry St RINGWOOD 3134 (REI)

**Agent Comments**

4   2   2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 05/05/2026  
**Property Type:** House  
**Land Size:** 613 sqm approx

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