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	26 Graeme Avenue, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $905,000 & $940,000

Median sale price

Median price $1,105,000 Property Type House Suburb Ringwood

Period - From 01/04/2026 to 30/06/2026 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	7/36 Oban Rd RINGWOOD 3134	$935,000	13/06/2026
2	4/22 Unsworth Rd RINGWOOD NORTH 3134	$930,000	29/05/2026
3	61a Mullum Mullum Rd RINGWOOD 3134	$905,000	15/03/2026

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: 06/08/2026 13:29

26 Graeme Avenue, Ringwood Vic 3134



3 2 2

Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price
$905,000 - $940,000
Median House Price
June quarter 2026: $1,105,000

Comparable Properties



7/36 Oban Rd RINGWOOD 3134 (REI/VG)

3 2 2

Price: $935,000
Method: Private Sale
Date: 13/06/2026
Property Type: Townhouse (Res)
Land Size: 226 sqm approx

Agent Comments



4/22 Unsworth Rd RINGWOOD NORTH 3134 (REI)

3 2 2

Price: $930,000
Method: Sold Before Auction
Date: 29/05/2026
Property Type: Townhouse (Res)
Land Size: 205 sqm approx

Agent Comments



61a Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

3 2 2

Price: $905,000
Method: Private Sale
Date: 15/03/2026
Property Type: House
Land Size: 297 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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