

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

18 Sherwood Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$990,000

&

\$1,050,000

Median sale price

Median price \$1,012,000

Property Type House

Suburb Ringwood East

Period - From 01/07/2025

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	15 Lois St RINGWOOD EAST 3135	\$1,050,000	30/05/2026
2	96 New St RINGWOOD 3134	\$1,000,000	30/05/2026
3	7 Talofa Av RINGWOOD EAST 3135	\$997,500	25/03/2026

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:

24/09/2026 12:57



 4  2  2

Property Type: House
Land Size: 701 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,050,000
Median House Price
Year ending June 2026: \$1,012,000

Comparable Properties



15 Lois St RINGWOOD EAST 3135 (REI)

Agent Comments

 4  1  2

Price: \$1,050,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 836 sqm approx



96 New St RINGWOOD 3134 (REI)

Agent Comments

 3  1  2

Price: \$1,000,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 867 sqm approx



7 Talofa Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$997,500
Method: Auction Sale
Date: 25/03/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Barry Plant | P: 03 9722 7166