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<br>Including suburb and postcode | 12 Bader Court, Ringwood Vic 3134 |

## Indicative selling price

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

Range between $890,000 & $940,000

## 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 | 14 Robinson St CROYDON 3136 | $950,000 | 28/03/2026 |
| 2 | 67 Sonia St RINGWOOD 3134 | $1,080,000 | 21/03/2026 |
| 3 | 4 Jacynthe Ct RINGWOOD 3134 | $1,080,000 | 05/02/2026 |

**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: 18/05/2026 17:16

# 12 Bader Court, Ringwood Vic 3134



4 2 2

**Property Type:** House (Res)
**Land Size:** 656 sqm approx

Agent Comments

**Indicative Selling Price**
$890,000 - $940,000
**Median House Price**
March quarter 2026: $1,045,000

## Comparable Properties



**14 Robinson St CROYDON 3136 (REI/VG)**

4 2 1

**Price:** $950,000
**Method:** Auction Sale
**Date:** 28/03/2026
**Property Type:** House (Res)
**Land Size:** 697 sqm approx

Agent Comments



**67 Sonia St RINGWOOD 3134 (REI/VG)**

4 2 2

**Price:** $1,080,000
**Method:** Auction Sale
**Date:** 21/03/2026
**Property Type:** House (Res)
**Land Size:** 766 sqm approx

Agent Comments



**4 Jacynthe Ct RINGWOOD 3134 (REI/VG)**

4 2 2

**Price:** $1,080,000
**Method:** Private Sale
**Date:** 05/02/2026
**Property Type:** House (Res)
**Land Size:** 819 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888

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