### 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	1/23-27 Bedford Road, Ringwood Vic 3134
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$658,000	Pro	perty Type	Unit		Suburb	Ringwood
Period - From	01/07/2025	to	30/09/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/28-30 Bedford Rd RINGWOOD 3134	\$568,000	12/07/2025
2	3/16 Wantirna Rd RINGWOOD 3134	\$627,000	28/10/2025
3	4/25 Pitt St RINGWOOD 3134	\$530,000	30/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2025 10:31







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Property Type: Unit Land Size: 156 sqm approx Agent Comments Indicative Selling Price \$540,000 - \$590,000 Median Unit Price September quarter 2025: \$658,000

## Comparable Properties

1/28-30 Bedford Rd RINGWOOD 3134 (REI)

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**Agent Comments** 

**Price:** \$568,000 **Method:** 

Date: 12/07/2025 Property Type: Unit

3/16 Wantirna Rd RINGWOOD 3134 (REI)

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**a** 

**Agent Comments** 

Price: \$627,000 Method: Private Sale Date: 28/10/2025 Property Type: Unit

Land Size: 169 sqm approx

4/25 Pitt St RINGWOOD 3134 (REI/VG)

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Price: \$530,000 Method: Private Sale Date: 30/06/2025 Property Type: Unit

Land Size: 167 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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