

# 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

1/23-27 Bedford Road, 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 \$540,000 & \$590,000

### Median sale price

Median price \$658,000 Property Type Unit Suburb Ringwood

Period - From 01/07/2025 to 30/09/2025 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	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 comparable properties 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)**

**Agent Comments**

 2    1    2

**Price:** \$568,000  
**Method:**  
**Date:** 12/07/2025  
**Property Type:** Unit



**3/16 Wantirna Rd RINGWOOD 3134 (REI)**

**Agent Comments**

 2    1    1

**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)**

**Agent Comments**

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**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 30/06/2025  
**Property Type:** Unit  
**Land Size:** 167 sqm approx

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