

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

Single price

\$575,000

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:

15/12/2025 10:44



 2  1  1

Property Type: Unit
Land Size: 156 sqm approx
Agent Comments

Indicative Selling Price
\$575,000
Median Unit Price
September quarter 2025: \$658,000

Comparable Properties

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

Agent Comments

 2  1  1

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

 2  1  1

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



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