

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

2/4 Garden Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$770,000

&

\$820,000

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	1/3 Alexandra Rd RINGWOOD EAST 3135	\$770,050	21/10/2025
2	8a Heathmont Rd RINGWOOD 3134	\$867,500	09/08/2025
3	3/8 Shasta Av RINGWOOD EAST 3135	\$850,000	06/07/2025

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:

18/11/2025 16:56



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median Unit Price
September quarter 2025: \$658,000

Comparable Properties



1/3 Alexandra Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  2

Price: \$770,050
Method: Private Sale
Date: 21/10/2025
Property Type: Unit



8a Heathmont Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$867,500
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)
Land Size: 296 sqm approx



3/8 Shasta Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  2

Price: \$850,000
Method: Private Sale
Date: 06/07/2025
Property Type: Unit
Land Size: 300 sqm approx

Account - Barry Plant | P: 03 9842 8888