

# 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

17 Harrison Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$979,000

### Median sale price

Median price

\$1,030,500

Property Type

House

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 | 96 Ringwood St RINGWOOD 3134       | \$980,000 | 16/09/2025   |
| 2 | 14 Warnes Rd MITCHAM 3132          | \$865,000 | 24/07/2025   |
| 3 | 6 Gabriella Ct RINGWOOD NORTH 3134 | \$955,000 | 17/05/2025   |

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:

11/12/2025 15:40



 3    1    2

**Property Type:** House  
**Land Size:** 380 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$979,000  
**Median House Price**  
September quarter 2025: \$1,030,500

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.

## Comparable Properties



**96 Ringwood St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 16/09/2025  
**Property Type:** House  
**Land Size:** 517 sqm approx



**14 Warnes Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3    1    3

**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 24/07/2025  
**Property Type:** House  
**Land Size:** 340 sqm approx



**6 Gabriella Ct RINGWOOD NORTH 3134 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx

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