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	1/37 Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $707,500 Property Type Unit Suburb Ringwood

Period - From 01/10/2025 to 31/12/2025 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	202/5 Browns Av RINGWOOD 3134	$515,000	02/02/2026
2	18/12 Bourke St RINGWOOD 3134	$465,000	24/10/2025
3	12/37 Nelson St RINGWOOD 3134	$402,000	20/05/2025

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: 23/02/2026 12:50

1/37 Nelson Street, Ringwood Vic 3134



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
December quarter 2025: $707,500

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



202/5 Browns Av RINGWOOD 3134 (REI)

2 1 1

Price: $515,000
Method: Private Sale
Date: 02/02/2026
Property Type: Apartment

Agent Comments



18/12 Bourke St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $465,000
Method: Private Sale
Date: 24/10/2025
Property Type: Apartment

Agent Comments



12/37 Nelson St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $402,000
Method: Private Sale
Date: 20/05/2025
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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