

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

2/12 BURWOOD AVENUE RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$785,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

Other

Suburb

Ringwood

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

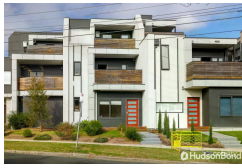
Date of sale

2/19 NELSON STREET RINGWOOD VIC 3134	\$880,000	09-Jul-25
3/323 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$777,000	12-Apr-25

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 6 months.

This Statement of Information was prepared on: 06 August 2025



**2/19 NELSON STREET RINGWOOD
VIC 3134**

 4  2  2

Sold Price

^{RS} **\$880,000**

Sold Date

09-Jul-25

Distance

0.69km



**3/323 MAROONDAH HIGHWAY
RINGWOOD VIC 3134**

 3  3  2

Sold Price

\$777,000

Sold Date

12-Apr-25

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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