

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

1/167 WANTIRNA ROAD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

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

1/8 GREENWOOD AVENUE RINGWOOD VIC 3134	\$770,000	24-Jun-25
3/28-30 WILANA STREET RINGWOOD VIC 3134	\$730,000	14-May-25
35A THOMAS STREET RINGWOOD VIC 3134	\$730,000	09-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: 27 August 2025


**1/8 GREENWOOD AVENUE
RINGWOOD VIC 3134**
 2  1  1

Sold Price **\$770,000** Sold Date **24-Jun-25**

Distance **1.63km**

**3/28-30 WILANA STREET
RINGWOOD VIC 3134**
 2  1  1

Sold Price **\$730,000** Sold Date **14-May-25**

Distance **1.5km**

**35A THOMAS STREET RINGWOOD
VIC 3134**
 2  1  1

Sold Price Sold Date **09-Apr-25**

Distance **1.5km**
RS = Recent sale

UN = Undisclosed Sale

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