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

96 WONGA 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	\$1,280,000	&	\$1,380,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,025,000	Prop	erty type	type House		Suburb	Ringwood
Period-from	01 Oct 2024	to	30 Sep 2	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
22 HERON COURT RINGWOOD NORTH VIC 3134	\$1,275,000	05-Mar-25
32 CRAWLEY GROVE RINGWOOD NORTH VIC 3134	\$1,330,000	26-Feb-25
28 TANDARRA DRIVE RINGWOOD VIC 3134	\$1,400,000	19-Jul-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: 28 October 2025





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22 HERON COURT RINGWOOD

\$1,275,000 Sold Date 05-Mar-25

Distance

NORTH VIC 3134 ₾ 2 😞 2



32 CRAWLEY GROVE RINGWOOD Sold Price

Sold Price

\$1,330,000 Sold Date 26-Feb-25

0.07km

NORTH VIC 3134

₽ 2 😞 2

Distance 0.36km



28 TANDARRA DRIVE RINGWOOD Sold Price **VIC 3134**

\$1,400,000 Sold Date

19-Jul-25

4

₾ 2

\$ 2

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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