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	4/190 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	$590,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Ringwood
Period-from	01 Sep 2024	to	31 Aug 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
3/58 WANTIRNA ROAD RINGWOOD VIC 3134	$615,000	31-May-25
5/11 CITY ROAD RINGWOOD VIC 3134	$645,000	20-May-25
5/49-51 HEATHMONT ROAD RINGWOOD VIC 3134	$655,000	04-May-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: 29 September 2025

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3/58 WANTIRNA ROAD RINGWOOD VIC 3134

2 1 1

Sold Price **$615,000** Sold Date **31-May-25**

Distance **1.49km**



5/11 CITY ROAD RINGWOOD VIC 3134

2 1 1

Sold Price **$645,000** Sold Date **20-May-25**

Distance **1.57km**



5/49-51 HEATHMONT ROAD RINGWOOD VIC 3134

2 1 1

Sold Price **$655,000** Sold Date **04-May-25**

Distance **2km**

RS = Recent sale **UN** = Undisclosed Sale

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