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	402/42c Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Single price $509,000

Median sale price

Median price $658,000 Property Type Unit Suburb Ringwood

Period - From 01/07/2025 to 30/09/2025 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	206/42b Nelson St RINGWOOD 3134	$501,000	27/10/2025
2	202/42C Nelson St RINGWOOD 3134	$530,000	07/10/2025
3	603/42a Nelson St RINGWOOD 3134	$522,000	18/09/2025

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: 15/12/2025 10:50

402/42c Nelson Street, Ringwood Vic 3134

JellisCraig

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$509,000
Median Unit Price
September quarter 2025: $658,000

Comparable Properties

206/42b Nelson St RINGWOOD 3134 (VG)

2 - -

Price: $501,000
Method: Sale
Date: 27/10/2025
Property Type: Strata Unit/Flat

Agent Comments



202/42C Nelson St RINGWOOD 3134 (REI)

2 1 1

Price: $530,000
Method: Private Sale
Date: 07/10/2025
Property Type: Apartment

Agent Comments



603/42a Nelson St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $522,000
Method: Private Sale
Date: 18/09/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata.com.au

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