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	3/28 LENA GROVE 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	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,058,800	Property type	House	Suburb	Ringwood
Period-from	01 Feb 2025	to	31 Jan 2026	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
8 SKYLINE PLACE HEATHMONT VIC 3135	$726,000	23-Aug-25
6/20-22 BOND STREET RINGWOOD VIC 3134	$720,000	18-Oct-25
6/3-5 THOMAS STREET RINGWOOD VIC 3134	$710,000	11-Oct-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: 12 February 2026

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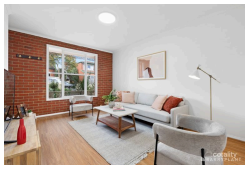
8 SKYLINE PLACE HEATHMONT VIC 3135

2 2 1

Sold Price **$726,000** Sold Date **23-Aug-25**

Distance **1.08km**



6/20-22 BOND STREET RINGWOOD VIC 3134

2 1 2

Sold Price **$720,000** Sold Date **18-Oct-25**

Distance **1.55km**



6/3-5 THOMAS STREET RINGWOOD VIC 3134

2 1 1

Sold Price **$710,000** Sold Date **11-Oct-25**

Distance **0.65km**

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

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