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 Woodford Close, Ringwood East Vic 3135

Indicative selling price

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

Single price $979,000

Median sale price

Median price $1,105,500 Property Type House Suburb Ringwood East

Period - From 01/10/2025 to 31/12/2025 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	3/20 Illoura Av RINGWOOD EAST 3135	$975,000	12/02/2026
2	27 Grey St RINGWOOD EAST 3135	$930,000	31/01/2026
3			

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: 24/03/2026 15:39

1 Woodford Close, Ringwood East Vic 3135

Jacob McGlinchey
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3 1 2

Property Type: House
Land Size: 428 sqm approx

Agent Comments

Indicative Selling Price
$979,000
Median House Price
December quarter 2025: $1,105,500

Comparable Properties



3/20 Illoura Av RINGWOOD EAST 3135 (REI)

3 1 2

Price: $975,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 598 sqm approx

Agent Comments



27 Grey St RINGWOOD EAST 3135 (REI)

3 1 1

Price: $930,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments

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.

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