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<br>Including suburb and postcode | 102/11-13 Bourke Street, Ringwood Vic 3134 |

## Indicative selling price

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

Range between $530,000 & $580,000

## Median sale price

Median price $649,550 Property Type Unit Suburb Ringwood

Period - From 01/04/2025 to 31/03/2026 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 | 407/92 Maroondah Hwy RINGWOOD 3134 | $555,000 | 23/03/2026 |
| 2 | 6/11-13 Bourke St RINGWOOD 3134 | $580,000 | 03/03/2026 |
| 3 | 701/233 Maroondah Hwy RINGWOOD 3134 | $532,500 | 10/02/2026 |

**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: 13/04/2026 14:05

# 102/11-13 Bourke Street, Ringwood Vic 3134

JellisCraig

Ash Thompson
9870 6211
0401 205 320
ashthompson@jelliscraig.com.au




2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$530,000 - $580,000
**Median Unit Price**
Year ending March 2026: $649,550

## Comparable Properties



**407/92 Maroondah Hwy RINGWOOD 3134 (REI)**

2 2 1

**Price:** $555,000
**Method:** Private Sale
**Date:** 23/03/2026
**Property Type:** Apartment

Agent Comments



**6/11-13 Bourke St RINGWOOD 3134 (REI)**

2 2 1

**Price:** $580,000
**Method:** Private Sale
**Date:** 03/03/2026
**Property Type:** Apartment

Agent Comments



**701/233 Maroondah Hwy RINGWOOD 3134 (REI)**

2 2 1

**Price:** $532,500
**Method:** Private Sale
**Date:** 10/02/2026
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE | propertydata.com.au

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