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	10/5 Sherbrook Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between $520,000 & $572,000

Median sale price

Median price $646,500 Property Type Unit Suburb Ringwood

Period - From 19/08/2025 to 18/08/2026 Source Property Data

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	G03/3 Heatherbrae Av.E RINGWOOD 3134	$605,000	21/04/2026
2	10/21 Nelson St RINGWOOD 3134	$543,000	16/07/2026
3	214/42c Nelson St RINGWOOD 3134	$535,000	13/07/2026

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: 19/08/2026 11:42

10/5 Sherbrook Avenue, Ringwood Vic 3134

JellisCraig



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000 - $572,000
Median Unit Price
19/08/2025 - 18/08/2026: $646,500

Comparable Properties

G03/3 Heatherbrae Av.E RINGWOOD 3134 (REI)

2 2 1

Agent Comments

Price: $605,000
Method:
Date: 21/04/2026
Property Type: Apartment



10/21 Nelson St RINGWOOD 3134 (REI)

2 1 1

Agent Comments

Price: $543,000
Method: Private Sale
Date: 16/07/2026
Property Type: Apartment



214/42c Nelson St RINGWOOD 3134 (REI)

2 1 1

Agent Comments

Price: $535,000
Method: Private Sale
Date: 13/07/2026
Rooms: 3
Property Type: Apartment

Account - Jellis Craig | P: 03 8843 0200

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