Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 05/10/2026

Property offered for sale

Address
Including suburb and postcode: 4 Fiona Court, Ringwood Vic 3134

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	2	129	784

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,280,000 & $1,380,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,105,000 | Property type: House | Suburb: Ringwood

Period: from 01/04/2026 to 30/06/2026 | Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	10 Montanus Ct RINGWOOD 3134		
Sale price	$1,360,000	Date of sale	15/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	3	4	167	854

Comparable property 2

Address	3 Fiona Ct RINGWOOD 3134		
Sale price	$1,300,888	Date of sale	11/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	2	140	794

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There was only one comparable property sold within a 2km radius. The other homes were either younger properties or single level dwellings.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$1,308,000	Unconditional sale date	09/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=e1d1b347d81b228f99a2899d0b0302f4

4 Fiona Court, Ringwood Vic 3134

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Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
June quarter 2026: $1,105,000



4 3 2

Rooms: 7
Property Type: House (Res)
Land Size: 784 sqm approx

Agent Comments

Comparable Properties



10 Montanus Ct RINGWOOD 3134 (REI)

5 3 4

Price: $1,360,000
Method: Private Sale
Date: 15/09/2026
Property Type: House (Res)
Land Size: 854 sqm approx

Agent Comments



3 Fiona Ct RINGWOOD 3134 (REI)

4 3 2

Price: $1,300,888
Method: Private Sale
Date: 11/08/2026
Property Type: House
Land Size: 794 sqm approx

Agent Comments

There was only one comparable property sold within a 2km radius. The other homes were either younger properties or single level dwellings.

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