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	76 Bedford Road, Ringwood Vic 3134

Indicative selling price

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

Single price $940,000

Median sale price

Median price $1,080,000 Property Type House Suburb Ringwood

Period - From 01/01/2025 to 31/03/2025 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	8 Notlen St RINGWOOD 3134	$1,033,000	12/04/2025
2	69 Wantirna Rd RINGWOOD 3134	$981,000	05/04/2025
3	6 Belle Vue Av RINGWOOD 3134	$915,000	20/02/2025

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: 07/05/2025 11:31

76 Bedford Road, Ringwood Vic 3134



4 2 4

Property Type: House
Land Size: 731 sqm approx

Agent Comments

Indicative Selling Price
$940,000
Median House Price
March quarter 2025: $1,080,000

Comparable Properties



8 Notlen St RINGWOOD 3134 (REI)

3 3 2

Price: $1,033,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



69 Wantirna Rd RINGWOOD 3134 (REI)

4 2 2

Price: $981,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 876 sqm approx

Agent Comments



6 Belle Vue Av RINGWOOD 3134 (REI)

3 1 -

Price: $915,000
Method: Private Sale
Date: 20/02/2025
Property Type: House
Land Size: 841 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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