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	18/12 Bourke Street, Ringwood Vic 3134

Indicative selling price

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

Range between $450,000 & $480,000

Median sale price

Median price $615,000 Property Type Unit Suburb Ringwood

Period - From 09/09/2024 to 08/09/2025 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	9/22 Bourke St RINGWOOD 3134	$455,000	07/06/2025
2	102/21 Bourke St RINGWOOD 3134	$490,000	28/03/2025
3	110/8 Bourke St RINGWOOD 3134	$459,000	17/03/2025

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: 09/09/2025 10:26

18/12 Bourke Street, Ringwood Vic 3134



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$450,000 - $480,000
Median Unit Price
09/09/2024 - 08/09/2025: $615,000

Comparable Properties



9/22 Bourke St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $455,000
Method: Private Sale
Date: 07/06/2025
Property Type: Apartment

Agent Comments



102/21 Bourke St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $490,000
Method: Private Sale
Date: 28/03/2025
Property Type: Apartment

Agent Comments

110/8 Bourke St RINGWOOD 3134 (VG)

2 - -

Price: $459,000
Method: Sale
Date: 17/03/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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