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: 1/2A Oliver Street, Ringwood Vic 3134

Indicative selling price

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

Range between: $800,000 & $880,000

Median sale price

Median price: $873,750 Property Type: Townhouse Suburb: Ringwood

Period - From: 23/10/2024 to: 22/10/2025 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	2/19 Nelson St RINGWOOD 3134	$880,000	09/07/2025
2	3/85 Mt Dandenong Rd RINGWOOD EAST 3135	$900,000	01/06/2025
3			

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: 23/10/2025 11:34

1/2A Oliver Street, Ringwood Vic 3134



4 3 2

Property Type: Townhouse
Land Size: 159 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Townhouse Price
23/10/2024 - 22/10/2025: $873,750

Comparable Properties



2/19 Nelson St RINGWOOD 3134 (REI/VG)

4 2 2

Price: $880,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)

Agent Comments



3/85 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

4 3 2

Price: $900,000
Method: Private Sale
Date: 01/06/2025
Property Type: Townhouse (Single)
Land Size: 200 sqm approx

Agent Comments

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.

Account - RT Edgar Boroondara | P: 88882000

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