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: 49a Warrandyte Road, 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 $658,000 Property Type Unit Suburb Ringwood

Period - From 01/07/2025 to 30/09/2025 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 5/84 Warrandyte Rd RINGWOOD 3134	$807,000	25/07/2025
2		
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: 05/11/2025 16:09

49a Warrandyte Road, Ringwood Vic 3134

JellisCraig

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Indicative Selling Price
$800,000 - $880,000
Median Unit Price
September quarter 2025: $658,000



3 2 1

Property Type: Townhouse
Land Size: 418 sqm approx

Agent Comments

Comparable Properties



5/84 Warrandyte Rd RINGWOOD 3134 (REI/VG)

3 2 1

Price: $807,000
Method: Sold Before Auction
Date: 25/07/2025
Property Type: Unit

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.

REIV THE DIFFERENCE

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