

# 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

10 Wrights Court, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$1,072,500 Property Type House Suburb Ringwood

Period - From 01/10/2025 to 31/12/2025 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	65 Heathmont Rd RINGWOOD 3134	\$900,000	05/01/2026
2	24 Barnic Rd HEATHMONT 3135	\$976,000	30/12/2025
3	122 Wantirna Rd RINGWOOD 3134	\$930,000	13/11/2025

**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:

05/03/2026 16:41

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 3  1  2

**Property Type:** House

**Land Size:** 816 sqm approx

Agent Comments

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

December quarter 2025: \$1,072,500

## Comparable Properties



65 Heathmont Rd RINGWOOD 3134 (REI)

Agent Comments

 4  1  3

**Price:** \$900,000

**Method:** Private Sale

**Date:** 05/01/2026

**Property Type:** House

**Land Size:** 825 sqm approx



24 Barnic Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 4  2  3

**Price:** \$976,000

**Method:** Private Sale

**Date:** 30/12/2025

**Property Type:** House

**Land Size:** 1145 sqm approx



122 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

**Price:** \$930,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** House (Res)

**Land Size:** 863 sqm approx

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