

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 G4/42c Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$625,050 Property Type Unit Suburb Ringwood

Period - From 06/03/2025 to 05/03/2026 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	205/42a Nelson St RINGWOOD 3134	\$545,000	03/03/2026
2	207/42c Nelson St RINGWOOD 3134	\$585,000	14/02/2026
3	202/42C Nelson St RINGWOOD 3134	\$530,000	07/10/2025

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: 06/03/2026 14:40



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
06/03/2025 - 05/03/2026: \$625,050

Comparable Properties



205/42a Nelson St RINGWOOD 3134 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 03/03/2026
Property Type: Apartment



207/42c Nelson St RINGWOOD 3134 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 14/02/2026
Property Type: Apartment



202/42C Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 07/10/2025
Property Type: Apartment

Account - Woodards | P: 0390563899