

# 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 6B William Street, 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 \$990,000 & \$1,080,000

### 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 | 1/47 Illoura Av RINGWOOD EAST 3135      | \$1,055,000 | 21/02/2026   |
| 2 | 4/33 Mt Dandenong Rd RINGWOOD EAST 3135 | \$1,065,000 | 30/12/2025   |
| 3 | 3/116 Oban Rd RINGWOOD NORTH 3134       | \$1,040,000 | 30/09/2025   |

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.~~

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3 2 2

**Property Type:** Townhouse

**Land Size:** 222 sqm approx

Agent Comments

**Indicative Selling Price**

\$990,000 - \$1,080,000

**Median House Price**

December quarter 2025: \$1,072,500

## Comparable Properties



1/47 Illoura Av RINGWOOD EAST 3135 (REI)

Agent Comments

4 3 2

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Townhouse (Single)

**Land Size:** 284 sqm approx



4/33 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG) Agent Comments

3 2 2

**Price:** \$1,065,000

**Method:** Private Sale

**Date:** 30/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 321 sqm approx



3/116 Oban Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 3 2

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 30/09/2025

**Property Type:** Townhouse (Single)

**Land Size:** 229 sqm approx

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