

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 5/28 Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

Median price \$602,000 Property Type Unit Suburb Ringwood

Period - From 23/03/2025 to 22/03/2026 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	16/15-17 New St RINGWOOD 3134	\$441,000	21/01/2026
2	52/280 Maroondah Hwy RINGWOOD 3134	\$420,000	20/10/2025
3	35/280 Maroondah Hwy RINGWOOD 3134	\$392,500	24/07/2025

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: 23/03/2026 16:53



2
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Property Type: Apartment

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.

Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

23/03/2025 - 22/03/2026: \$602,000

Comparable Properties



16/15-17 New St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$441,000

Method: Private Sale

Date: 21/01/2026

Property Type: Apartment



52/280 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

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 1
 1

Price: \$420,000

Method: Private Sale

Date: 20/10/2025

Property Type: Apartment



35/280 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

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 1

Price: \$392,500

Method: Private Sale

Date: 24/07/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355