

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

3/2-4 David Street, Ringwood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$695,000

Median sale price

Median price

\$707,500

Property type

Unit

Suburb

Ringwood

Period - From

Oct 2025

to

Dec 2025

Source

REIV

Comparable property sales

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. 6/4 Illoura Avenue, Ringwood East	\$ 640,800	240/1/2026
2. 1/58 Wantirna Road, Ringwood	\$ 620,000	26/02/2026
3. 4/3 Best Street, Ringwood	\$ 710,000	27/11/2025

This Statement of Information was prepared on:

18/03/2026

Comparable properties



\$ 640,800

6/4 Illoura Avenue, Ringwood East, Victoria

DATE: 24/01/2026

PROPERTY TYPE: UNIT

 2  1
 1  sqm



\$ 620,000

1/58 Wantirna Road, Ringwood, Victoria

DATE: 26/02/2026

PROPERTY TYPE: UNIT

 2  1
 1  sqm



\$ 710,000

4/3 Best Street, Ringwood, Victoria

DATE: 27/11/2025

PROPERTY TYPE: UNIT

 2  1
 1  sqm x

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