

# 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

3/32 Nelson 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 \$750,000 & \$800,000

### Median sale price

Median price \$649,550 Property Type Unit Suburb Ringwood

Period - From 01/04/2025 to 31/03/2026 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	1/40-42 Pitt St RINGWOOD 3134	\$728,000	11/03/2026
2	3/26 Evelyn Rd RINGWOOD NORTH 3134	\$785,000	13/11/2025
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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: 14/04/2026 16:25



**Property Type:** Unit

**Land Size:** 204 sqm approx

Agent Comments

## Comparable Properties



**1/40-42 Pitt St RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$728,000

**Method:** Private Sale

**Date:** 11/03/2026

**Property Type:** Unit

**Land Size:** 256 sqm approx



**3/26 Evelyn Rd RINGWOOD NORTH 3134 (REI/VG)**

Agent Comments



**Price:** \$785,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** Unit

**Land Size:** 293 sqm approx

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.