

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

G10/5 SHERBROOK AVENUE RINGWOOD VIC 3134

Indicative selling price

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

Single Price

or range
between

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

214/42C NELSON STREET RINGWOOD VIC 3134	\$535,000	13-Jul-26
10/21 NELSON STREET RINGWOOD VIC 3134	\$543,000	16-Jul-26
G03/3 HEATHERBRAE AVENUE EAST RINGWOOD VIC 3134	\$605,000	21-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 13 August 2026



214/42C NELSON STREET RINGWOOD VIC 3134

Sold Price

^{RS}

\$535,000

Sold Date

13-Jul-26

2

1

1

Distance

0.6km



10/21 NELSON STREET RINGWOOD VIC 3134

Sold Price

^{RS}

\$543,000

Sold Date

16-Jul-26

2

1

1

Distance

0.66km



G03/3 HEATHERBRAE AVENUE EAST RINGWOOD VIC 3134

Sold Price

\$605,000

Sold Date

21-Apr-26

2

2

1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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