

# 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

205a/1 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 \$500,000 & \$550,000

### Median sale price

Median price \$615,000 Property Type Unit Suburb Ringwood

Period - From 23/02/2024 to 22/02/2025 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	202/42b Nelson St RINGWOOD 3134	\$500,000	03/02/2025
2	3/21 Nelson St RINGWOOD 3134	\$530,000	21/10/2024
3	203/8 Bourke St RINGWOOD 3134	\$545,000	18/09/2024

**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:

23/02/2025 12:07

205a/1 Nelson Street, Ringwood Vic 3134

Edison Kong  
0435 841 615  
edisonkong@mcgrath.com.au



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
23/02/2024 - 22/02/2025: \$615,000

## Comparable Properties



202/42b Nelson St RINGWOOD 3134 (REI)

Agent Comments



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 03/02/2025  
**Property Type:** Apartment



3/21 Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 21/10/2024  
**Property Type:** Apartment



203/8 Bourke St RINGWOOD 3134 (REI/VG)

Agent Comments



**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 18/09/2024  
**Property Type:** Apartment

Account - McGrath Doncaster | P: 03 8822 6188



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