

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
207/42c Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price	\$591,500	Property Type	Unit	Suburb	Ringwood
Period - From	02/02/2025	to	01/02/2026	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	1/3 Wildwood Gr RINGWOOD 3134	\$580,000	11/12/2025
2	3/24 Mt Dandenong Rd RINGWOOD EAST 3135	\$580,888	21/10/2025
3	G06/42a Nelson St RINGWOOD 3134	\$550,000	18/09/2025

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:

02/02/2026 10:43



Property Type:
Flat/Unit/Apartment (Res)
[Agent Comments](#)

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

02/02/2025 - 01/02/2026: \$591,500

Comparable Properties

1/3 Wildwood Gr RINGWOOD 3134 (VG)



[Agent Comments](#)

Price: \$580,000
Method: Sale
Date: 11/12/2025
Property Type: Flat/Unit/Apartment (Res)



3/24 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)



[Agent Comments](#)

Price: \$580,888
Method: Private Sale
Date: 21/10/2025
Property Type: Unit



G06/42a Nelson St RINGWOOD 3134 (VG)



[Agent Comments](#)

Price: \$550,000
Method: Sale
Date: 18/09/2025
Property Type: Strata Unit/Flat

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613