

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