

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

1/20 Oliver Street, Ringwood Vic 3134

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$900,000

Property Type

Townhouse

Suburb

Ringwood

Period - From

18/08/2025

to

17/08/2026

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	7/36 Oban Rd RINGWOOD 3134	\$935,000	13/06/2026
2	4/22 Unsworth Rd RINGWOOD NORTH 3134	\$930,000	29/05/2026
3	5b David St RINGWOOD 3134	\$900,000	06/05/2026

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:

18/08/2026 11:54

1/20 Oliver Street, Ringwood Vic 3134

McGrath

James Lewis

03 9877 1277

0418 343 091

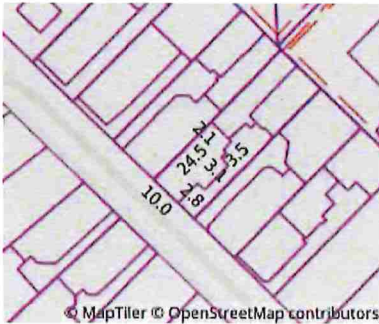
jameslewis@mcgrath.com.au

Indicative Selling Price

\$900,000

Median Townhouse Price

18/08/2025 - 17/08/2026: \$900,000



Property Type:

Agent Comments

Comparable Properties



7/36 Oban Rd RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 13/06/2026

Property Type: Townhouse (Res)

Land Size: 226 sqm approx



4/22 Unsworth Rd RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$930,000

Method: Sold Before Auction

Date: 29/05/2026

Property Type: Townhouse (Res)

Land Size: 205 sqm approx



5b David St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 06/05/2026

Property Type: Townhouse (Single)

Land Size: 184 sqm approx

Account - McGrath Blackburn | P: 0398771277



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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

2&3/20 Oliver Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,325,000

&

\$1,345,000

Median sale price

Median price \$900,000

Property Type Townhouse

Suburb Ringwood

Period - From 18/08/2025

to

17/08/2026

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	2/6 Maidstone St RINGWOOD 3134	\$1,325,000	17/03/2026
2			
3			

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:

18/08/2026 11:50

James Lewis

03 9877 1277

0418 343 091

jameslewis@mcgrath.com.au

Indicative Selling Price

\$1,325,000 - \$1,345,000

Median Townhouse Price

18/08/2025 - 17/08/2026: \$900,000



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/6 Maidstone St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$1,325,000

Method: Private Sale

Date: 17/03/2026

Property Type: Townhouse (Res)

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.