

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

2/41 BOURKE STREET 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Feb 2025

to

31 Jan 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

1/15 ANDREW STREET RINGWOOD VIC 3134	\$645,000	05-Aug-25
2/39 ARLINGTON STREET RINGWOOD VIC 3134	\$660,000	29-Sep-25
2/23-25 WILANA STREET RINGWOOD VIC 3134	\$635,000	14-Nov-25

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: 04 February 2026



**1/15 ANDREW STREET RINGWOOD
VIC 3134**

Sold Price

\$645,000

Sold Date

05-Aug-25

 2

 1

 1

Distance

0.49km



**2/39 ARLINGTON STREET
RINGWOOD VIC 3134**

Sold Price

\$660,000

Sold Date

29-Sep-25

 2

 2

 1

Distance

0.74km



**2/23-25 WILANA STREET
RINGWOOD VIC 3134**

Sold Price

\$635,000

Sold Date

14-Nov-25

 2

 1

 1

Distance

1.16km



**5/24 BEDFORD ROAD RINGWOOD
VIC 3134**

Sold Price

\$671,000

Sold Date

20-Aug-25

 2

 1

 2

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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