

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

107/5 SHERBROOK AVENUE 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Dec 2024

to

30 Nov 2025

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

8/26 BOURKE STREET RINGWOOD VIC 3134	\$540,000	13-Aug-25
G06/42A NELSON STREET RINGWOOD VIC 3134	\$550,000	18-Sep-25
603/42A NELSON STREET RINGWOOD VIC 3134	\$522,000	18-Sep-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: 08 December 2025



8/26 BOURKE STREET RINGWOOD VIC 3134 Sold Price **\$540,000** Sold Date **13-Aug-25**
Distance **0.57km**
2 1 1



G06/42A NELSON STREET RINGWOOD VIC 3134 Sold Price **\$550,000** Sold Date **18-Sep-25**
Distance **0.6km**
2 1 1



603/42A NELSON STREET RINGWOOD VIC 3134 Sold Price **\$522,000** Sold Date **18-Sep-25**
Distance **0.6km**
2 1 1

RS = Recent sale UN = Undisclosed Sale

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