

## 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

209/5 BROWNS AVENUE RINGWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$589,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

8/2-4 ACACIA COURT RINGWOOD VIC 3134	\$537,000	25-Jun-25
7/9 NELSON STREET RINGWOOD VIC 3134	\$580,000	20-Feb-25
1/11 BOURKE STREET RINGWOOD VIC 3134	\$522,000	06-Mar-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: 27 June 2025



**8/2-4 ACACIA COURT RINGWOOD  
VIC 3134**

2 1 1

Sold Price

**\$537,000**

Sold Date

**25-Jun-25**

Distance

**0.17km**



**7/9 NELSON STREET RINGWOOD  
VIC 3134**

2 1 -

Sold Price

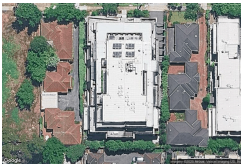
**\$580,000**

Sold Date

**20-Feb-25**

Distance

**0.17km**



**1/11 BOURKE STREET RINGWOOD  
VIC 3134**

2 1 -

Sold Price

**\$522,000**

Sold Date

**06-Mar-25**

Distance

**0.17km**

RS = Recent sale

UN = Undisclosed Sale

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