

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

2/12 NELSON 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

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2025

to

28 Feb 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

1/12 SURREY STREET RINGWOOD VIC 3134	\$905,000	20-Feb-26
4A MYRTLE AVENUE HEATHMONT VIC 3135	\$952,888	15-Oct-25
9A NORFOLK AVENUE RINGWOOD VIC 3134	\$885,000	06-Dec-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: 06 March 2026

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**1/12 SURREY STREET RINGWOOD
VIC 3134**

 3  1  1

Sold Price

^{RS} **\$905,000**

Sold Date **20-Feb-26**

Distance **1.35km**



**4A MYRTLE AVENUE HEATHMONT
VIC 3135**

 3  2  2

Sold Price

\$952,888

Sold Date **15-Oct-25**

Distance **1.72km**



**9A NORFOLK AVENUE RINGWOOD
VIC 3134**

 3  2  2

Sold Price

\$885,000

Sold Date **06-Dec-25**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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