

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 FIONA COURT 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

\$895,000

&

\$984,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

House

Suburb

Ringwood

Period-from

01 Sep 2025

to

31 Aug 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

20 TANIA COURT RINGWOOD VIC 3134	\$940,000	11-Jul-26
5 KENWOOD CRESCENT RINGWOOD VIC 3134	\$940,000	19-Aug-26
24 HENDRA GROVE RINGWOOD VIC 3134	\$950,000	01-Jul-26

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: 09 September 2026



20 TANIA COURT RINGWOOD VIC 3134

Sold Price

\$940,000

Sold Date

11-Jul-26

3 2 2

Distance

1.96km



5 KENWOOD CRESCENT RINGWOOD VIC 3134

Sold Price

^{RS} **\$940,000**

Sold Date

19-Aug-26

3 2 2

Distance

0.13km



24 HENDRA GROVE RINGWOOD VIC 3134

Sold Price

\$950,000

Sold Date

01-Jul-26

3 2 2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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