

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

4/10 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jul 2025

to

30 Jun 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

5/23-25 WILANA STREET RINGWOOD VIC 3134

\$739,000

11-Dec-25

2/8 BURWOOD AVENUE RINGWOOD VIC 3134

\$765,000

06-May-26

1/67 WANTIRNA ROAD RINGWOOD VIC 3134

\$763,000

23-Apr-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: 21 July 2026


**5/23-25 WILANA STREET
RINGWOOD VIC 3134**

 3
  1
  1

Sold Price **\$739,000** Sold Date **11-Dec-25**

Distance **1.31km**


**2/8 BURWOOD AVENUE
RINGWOOD VIC 3134**

 3
  2
  2

Sold Price ^{RS} **\$765,000** ^{UN} Sold Date **06-May-26**

Distance **0.09km**


**1/67 WANTIRNA ROAD
RINGWOOD VIC 3134**

 3
  1
  1

Sold Price **\$763,000** Sold Date **23-Apr-26**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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