

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

5/2-4 ACACIA 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

\$485,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2024

to

31 Jul 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

8/2-4 ACACIA COURT RINGWOOD VIC 3134	\$537,000	25-Jun-25
7/4 BROWNS AVENUE RINGWOOD VIC 3134	\$480,000	21-Mar-25
102/21 BOURKE STREET RINGWOOD VIC 3134	\$490,000	08-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: 06 August 2025



8/2-4 ACACIA COURT RINGWOOD VIC 3134

Sold Price

RS

\$537,000

Sold Date

25-Jun-25
 2

 1

 1

Distance

0km


7/4 BROWNS AVENUE RINGWOOD VIC 3134

Sold Price

\$480,000

Sold Date

21-Mar-25
 2

 1

 1

Distance

0.11km


102/21 BOURKE STREET RINGWOOD VIC 3134

Sold Price

\$490,000

Sold Date

08-Mar-25
 2

 1

 1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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