

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

2/4 BEDFORD ROAD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

House

Suburb

Ringwood

Period-from

01 Nov 2024

to

31 Oct 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

1/1 FORD STREET RINGWOOD VIC 3134	\$779,000	25-Oct-25
20 MULLUM MULLUM ROAD RINGWOOD VIC 3134	\$758,000	09-Jul-25
65 CAMPBELL STREET HEATHMONT VIC 3135	\$780,000	10-Sep-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 November 2025



1/1 FORD STREET RINGWOOD VIC 3134

Sold Price

^{RS}

\$779,000

Sold Date

25-Oct-25

 2

 1

 1

Distance

0.43km



**20 MULLUM MULLUM ROAD
RINGWOOD VIC 3134**

Sold Price

\$758,000

Sold Date

09-Jul-25

 2

 1

 1

Distance

1.06km



**65 CAMPBELL STREET
HEATHMONT VIC 3135**

Sold Price

\$780,000

Sold Date

10-Sep-25

 2

 1

 1

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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