

# 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 98 Loughnan Road, Ringwood North Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,260,000 Property Type House Suburb Ringwood North

Period - From 19/02/2025 to 18/02/2026 Source Property Data

### 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 six 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	74 Loughnan Rd RINGWOOD NORTH 3134	\$1,100,000	14/11/2025
2	12 Prince Edward Av MITCHAM 3132	\$1,160,000	03/11/2025
3	16 Timbertop Rd RINGWOOD NORTH 3134	\$1,045,000	01/11/2025

**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 six months.~~

This Statement of Information was prepared on: 19/02/2026 14:50



3   2   4

**Property Type:** House (Res)  
**Land Size:** 1530 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 19/02/2025 - 18/02/2026: \$1,260,000

## Comparable Properties

74 Loughnan Rd RINGWOOD NORTH 3134 (VG)

[Agent Comments](#)

3   -   -

**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 14/11/2025  
**Property Type:** House (Res)  
**Land Size:** 1678 sqm approx



12 Prince Edward Av MITCHAM 3132 (REI/VG)

[Agent Comments](#)

3   2   4

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 03/11/2025  
**Property Type:** House (Res)  
**Land Size:** 1089 sqm approx



16 Timbertop Rd RINGWOOD NORTH 3134 (REI/VG)

[Agent Comments](#)

4   2   3

**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 01/11/2025  
**Property Type:** House  
**Land Size:** 1400 sqm approx

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