

# 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

21 Werac Drive, 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)

Single price \$1,449,000

### Median sale price

Median price \$1,270,000

Property Type House

Suburb Ringwood North

Period - From 01/10/2025

to 31/12/2025

Source REIV

### 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	3 Kubba Rd RINGWOOD NORTH 3134	\$1,365,000	10/01/2026
2	70 Melview Dr RINGWOOD NORTH 3134	\$1,410,000	29/11/2025
3	6 Lansell CI RINGWOOD NORTH 3134	\$1,400,000	29/10/2025

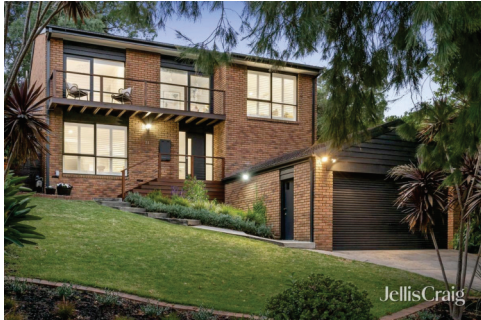
OR

**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:

27/02/2026 14:47

Daniel Broadbent  
9870 6211  
0424 155 476  
danielbroadbent@jelliscraig.com.au

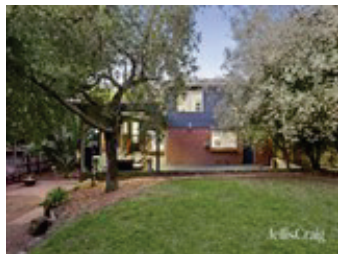


 5  2  2

**Property Type:** House  
**Land Size:** 760 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,449,000  
**Median House Price**  
December quarter 2025: \$1,270,000

## Comparable Properties



**3 Kubba Rd RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

 4  2  5

**Price:** \$1,365,000  
**Method:** Private Sale  
**Date:** 10/01/2026  
**Property Type:** House  
**Land Size:** 912 sqm approx



**70 Melview Dr RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**6 Lansell Ct RINGWOOD NORTH 3134 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 29/10/2025  
**Property Type:** House  
**Land Size:** 963 sqm approx

**Account - Jellis Craig | P: 03 9870 6211**