

# 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

1 Oban Woods, 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

\$1,700,000

&

\$1,800,000

### 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	6b The Summit RINGWOOD NORTH 3134	\$1,775,000	24/10/2025
2			
3			

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:

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Matthew Dunn  
9870 6211  
0401 817 298

matthewdunn@jelliscraig.com.au



 5  4  5

**Property Type:** House  
**Land Size:** 823 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

December quarter 2025: \$1,270,000

## Comparable Properties



**6b The Summit RINGWOOD NORTH 3134 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,775,000  
**Method:** Private Sale  
**Date:** 24/10/2025  
**Property Type:** House (Res)  
**Land Size:** 1067 sqm approx

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.