

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

3 Kean Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$900,000

Median sale price

Median price \$1,072,500

Property Type House

Suburb Ringwood

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	5 Avalon Gr RINGWOOD NORTH 3134	\$861,000	29/01/2026
2	35 Kendall St RINGWOOD 3134	\$935,000	20/01/2026
3	30 James St RINGWOOD 3134	\$890,000	06/12/2025

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:

10/03/2026 12:25

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jellisrcraig.com.au



 3  2  2

Property Type: House
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
\$900,000

Median House Price
December quarter 2025: \$1,072,500

Comparable Properties



5 Avalon Gr RINGWOOD NORTH 3134 (REI)

[Agent Comments](#)

 3  1  1

Price: \$861,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 845 sqm approx



35 Kendall St RINGWOOD 3134 (REI)

[Agent Comments](#)

 3  2  1

Price: \$935,000
Method: Private Sale
Date: 20/01/2026
Property Type: House
Land Size: 691 sqm approx



30 James St RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$890,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 277 sqm approx

Account - Jellis Craig | P: (03) 9908 5700