

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 367 Old Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	47 Mundara Dr RINGWOOD 3134	\$1,270,000	29/10/2025
2	1 Barook Ct RINGWOOD NORTH 3134	\$1,325,000	21/10/2025
3	325 Wonga Rd WARRANWOOD 3134	\$1,287,500	14/10/2025

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.~~

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Dallas Taylor

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2025: \$1,270,000



4 2 1

Property Type: House

Land Size: 1429 sqm approx

Agent Comments

Comparable Properties



47 Mundara Dr RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,270,000

Method: Sold Before Auction

Date: 29/10/2025

Property Type: House (Res)

Land Size: 813 sqm approx



1 Barook Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,325,000

Method: Private Sale

Date: 21/10/2025

Property Type: House (Res)

Land Size: 792 sqm approx



325 Wonga Rd WARRANWOOD 3134 (REI)

Agent Comments

5 2 5

Price: \$1,287,500

Method: Private Sale

Date: 14/10/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 8841 4888