

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 79 Tortice Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Ringwood North

Period - From 01/01/2025 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	9 Helston Ct CROYDON HILLS 3136	\$1,340,000	13/12/2025
2	2 Lansell Ct RINGWOOD NORTH 3134	\$1,265,000	09/10/2025
3	61 Kalinda Rd RINGWOOD 3134	\$1,250,000	01/09/2025

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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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2025: \$1,265,000



4 2 2

Property Type: House

Agent Comments

Comparable Properties



9 Helston Ct CROYDON HILLS 3136 (REI)

Agent Comments

4 2 2

Price: \$1,340,000

Method: Private Sale

Date: 13/12/2025

Property Type: House

Land Size: 868 sqm approx



2 Lansell Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,265,000

Method: Private Sale

Date: 09/10/2025

Property Type: House

Land Size: 898 sqm approx



61 Kalinda Rd RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 3

Price: \$1,250,000

Method: Private Sale

Date: 01/09/2025

Property Type: House

Land Size: 790 sqm approx

Account - Jellis Craig | P: 03 9726 8888