

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 6/156 Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$845,000 & \$895,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Ringwood North

Period - From 01/04/2025 to 31/03/2026 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	3/29 Loughnan Rd RINGWOOD 3134	\$860,000	01/04/2026
2	61a Mullum Mullum Rd RINGWOOD 3134	\$905,000	15/03/2026
3	4/35 Wonga Rd RINGWOOD NORTH 3134	\$935,000	16/12/2025

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: 23/04/2026 14:43

Jacob McGlinchey
9870 6211
0433 224 117

jacobmcglinchey@jellisrcraig.com.au

Indicative Selling Price

\$845,000 - \$895,000

Median House Price

Year ending March 2026: \$1,260,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/29 Loughnan Rd RINGWOOD 3134 (REI)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 01/04/2026

Property Type: Townhouse (Single)

Land Size: 319 sqm approx



61a Mullum Mullum Rd RINGWOOD 3134 (REI)

Agent Comments

3 2 2

Price: \$905,000

Method: Private Sale

Date: 15/03/2026

Property Type: House

Land Size: 297 sqm approx



4/35 Wonga Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$935,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)

Land Size: 201 sqm approx

Account - Jellis Craig | P: 03 9870 6211