

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 5/18-20 Avalon Grove, Ringwood North Vic 3134

Indicative selling price

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

Range between \$610,000 & \$650,000

Median sale price

Median price \$812,500 Property Type Unit 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	3/11 Barkly St RINGWOOD 3134	\$620,000	03/12/2025
2	1/5 Barkly St RINGWOOD 3134	\$650,000	15/11/2025
3	3/16 Wantirna Rd RINGWOOD 3134	\$627,000	28/10/2025

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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Michael Duffield
9726 8888
0428 975 698

michaelduffield@jelliscraig.com.au

Indicative Selling Price

\$610,000 - \$650,000

Median Unit Price

Year ending December 2025: \$812,500



2 1 1

Property Type: Unit

Land Size: 169 sqm approx

Agent Comments

Comparable Properties



3/11 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 03/12/2025

Property Type: Unit

Land Size: 137 sqm approx



1/5 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Sold Before Auction

Date: 15/11/2025

Property Type: Unit

Land Size: 98 sqm approx



3/16 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$627,000

Method: Private Sale

Date: 28/10/2025

Property Type: Unit

Land Size: 169 sqm approx

Account - Jellis Craig | P: 03 9726 8888



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