

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 36 Melview Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,240,000 Property Type House Suburb Ringwood North

Period - From 01/01/2026 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	12 Graeme Av RINGWOOD 3134	\$1,025,000	28/03/2026
2	7 Hygeia Pde RINGWOOD NORTH 3134	\$960,888	19/03/2026
3	22 Felix Cr RINGWOOD NORTH 3134	\$988,888	12/01/2026

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: 14/04/2026 10:59



 3  1  2

Rooms: 5
Property Type: House (Res)
Land Size: 782 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
March quarter 2026: \$1,240,000

Comparable Properties



12 Graeme Av RINGWOOD 3134 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,025,000
Method: Private Sale
Date: 28/03/2026
Property Type: House
Land Size: 806 sqm approx



7 Hygeia Pde RINGWOOD NORTH 3134 (REI)

[Agent Comments](#)

 3  1  1

Price: \$960,888
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 1010 sqm approx



22 Felix Cr RINGWOOD NORTH 3134 (REI)

[Agent Comments](#)

 3  2  4

Price: \$988,888
Method: Private Sale
Date: 12/01/2026
Property Type: House
Land Size: 945 sqm approx

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