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	51 Jeffrey Drive, Ringwood Vic 3134

Indicative selling price

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

Range between $905,000 & $950,000

Median sale price

Median price $1,002,500 Property Type House Suburb Ringwood

Period - From 01/04/2025 to 30/06/2025 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	18 Georges Rd RINGWOOD 3134	$1,045,000	13/09/2025
2	13 Tania Ct RINGWOOD 3134	$1,165,000	13/09/2025
3	10 Ian Av RINGWOOD EAST 3135	$905,000	10/05/2025

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: 03/10/2025 10:47

51 Jeffrey Drive, Ringwood Vic 3134



3 2 1

Property Type: House
Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price
$905,000 - $950,000
Median House Price
June quarter 2025: $1,002,500

Comparable Properties



18 Georges Rd RINGWOOD 3134 (REI)

3 2 -

Price: $1,045,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 745 sqm approx

Agent Comments



13 Tania Ct RINGWOOD 3134 (REI)

3 2 5

Price: $1,165,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments



10 Ian Av RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $905,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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