

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

43a Summit Crescent, Ringwood North Vic 3134

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Ringwood North

Period - From

14/10/2024

to

13/10/2025

Source

Property Data

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	13 Felix Cr RINGWOOD NORTH 3134	\$974,000	04/08/2025
2	6 Gabriella Ct RINGWOOD NORTH 3134	\$955,000	17/05/2025
3	44 Felix Cr RINGWOOD NORTH 3134	\$960,000	16/05/2025

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:

14/10/2025 14:53



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000
Median House Price
14/10/2024 - 13/10/2025: \$1,220,000

Comparable Properties



13 Felix Cr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$974,000
Method: Private Sale
Date: 04/08/2025
Property Type: House
Land Size: 864 sqm approx



6 Gabriella Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$955,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 534 sqm approx



44 Felix Cr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$960,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: House
Land Size: 1360.65 sqm approx

Account - Barry Plant | P: 03 9722 7166



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