

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

2A Adolphson Avenue, Ringwood North Vic 3134

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$1,228,000 Property Type House Suburb Ringwood North

Period - From 18/11/2024 to 17/11/2025 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	1/26 Suda Av RINGWOOD 3134	\$785,000	15/09/2025
2	20 Mullum Mullum Rd RINGWOOD 3134	\$758,000	09/07/2025
3	17 Unsworth Rd RINGWOOD NORTH 3134	\$843,500	07/06/2025

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: 18/11/2025 16:04



2 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median House Price
18/11/2024 - 17/11/2025: \$1,228,000

Comparable Properties



1/26 Suda Av RINGWOOD 3134 (REI/VG) Agent Comments

2 1 2

Price: \$785,000
Method: Private Sale
Date: 15/09/2025
Property Type: House
Land Size: 363 sqm approx



20 Mullum Mullum Rd RINGWOOD 3134 (REI/VG) Agent Comments

2 1 2

Price: \$758,000
Method: Private Sale
Date: 09/07/2025
Property Type: House (Res)
Land Size: 250 sqm approx



17 Unsworth Rd RINGWOOD NORTH 3134 (REI/VG) Agent Comments

2 1 1

Price: \$843,500
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 553 sqm approx

Account - Barry Plant | P: 03 9722 7166



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