

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

29 Tortice Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Ringwood North

Period - From 28/01/2025

to

27/01/2026

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	11 Goldsmith Av RINGWOOD NORTH 3134	\$1,320,000	15/11/2025
2	1 Barook Ct RINGWOOD NORTH 3134	\$1,325,000	21/10/2025
3	47 Jeffrey Dr RINGWOOD 3134	\$1,320,000	16/08/2025

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:

28/01/2026 17:43



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median House Price
28/01/2025 - 27/01/2026: \$1,265,000

Comparable Properties



11 Goldsmith Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Sold Before Auction
Date: 15/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx



1 Barook Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$1,325,000
Method: Private Sale
Date: 21/10/2025
Property Type: House (Res)
Land Size: 792 sqm approx



47 Jeffrey Dr RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Account - Barry Plant | P: 03 9735 3300



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