

## 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