

## 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 25 Jeffrey Drive, Ringwood Vic 3134  
Including suburb and postcode

#### Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

#### Median sale price

Median price \$1,072,500 Property Type House Suburb Ringwood  
Period - From 01/10/2025 to 31/12/2025 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 53 Jeffrey Dr RINGWOOD 3134	\$1,365,000	30/08/2025
2 47 Jeffrey Dr RINGWOOD 3134	\$1,320,000	16/08/2025
3 8 Sonia St RINGWOOD 3134	\$1,390,000	09/08/2025

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:

29/01/2026 12:05



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1029 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2025: \$1,072,500

## Comparable Properties



**53 Jeffrey Dr RINGWOOD 3134 (REI/VG)**



**Price:** \$1,365,000  
**Method:** Auction Sale  
**Date:** 30/08/2025  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx

Agent Comments



**47 Jeffrey Dr RINGWOOD 3134 (REI/VG)**



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

Agent Comments



**8 Sonia St RINGWOOD 3134 (REI/VG)**



**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 09/08/2025  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166