

# 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

25 Jeffrey Drive, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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



4   2   4

**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)**

**Agent Comments**

4   2   1

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



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

**Agent Comments**

3   2   2

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



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

**Agent Comments**

4   2   2

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

**Account - Barry Plant** | P: 03 9722 7166



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