

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 \$1,220,000 & \$1,270,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Ringwood North

Period - From 24/02/2025 to 23/02/2026 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	4 Gillard PI RINGWOOD NORTH 3134	\$1,240,000	10/02/2026
2	16 Tunbury Av RINGWOOD 3134	\$1,255,000	21/11/2025
3	61 Kalinda Rd RINGWOOD 3134	\$1,250,000	01/09/2025

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: 24/02/2026 17:11



 4  2  2

Property Type: House
Land Size: 660 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,220,000 - \$1,270,000
Median House Price
 24/02/2025 - 23/02/2026: \$1,260,000

Comparable Properties



4 Gillard PI RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,240,000
Method: Private Sale
Date: 10/02/2026
Property Type: House (Res)
Land Size: 777 sqm approx



16 Tunbury Av RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,255,000
Method: Auction Sale
Date: 21/11/2025
Property Type: House (Res)
Land Size: 738 sqm approx



61 Kalinda Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,250,000
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 790 sqm approx

Account - Barry Plant | P: 03 9735 3300