

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

20 Rudolf Court, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Ringwood North

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	4 Summit Cr RINGWOOD NORTH 3134	\$1,160,000	14/10/2025
2	1 Lockhart Rd RINGWOOD NORTH 3134	\$1,163,000	01/10/2025
3	3 Leslie Gr RINGWOOD NORTH 3134	\$1,231,000	04/09/2025

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:

25/02/2026 11:40



3 2 2

Property Type: House
Land Size: 739 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,200,000
Median House Price
 December quarter 2025: \$1,270,000

Comparable Properties



4 Summit Cr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$1,160,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 1224 sqm approx



1 Lockhart Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$1,163,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: House (Res)
Land Size: 746 sqm approx



3 Leslie Gr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$1,231,000
Method: Sold Before Auction
Date: 04/09/2025
Property Type: House (Res)
Land Size: 669 sqm approx

Account - Barry Plant | P: 03 9722 7166