

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

57 Mundara Drive, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

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	10 Hexham St WARRANWOOD 3134	\$1,520,000	27/01/2026
2	2 Arundel St CROYDON 3136	\$1,525,000	25/01/2026
3	5 Wyndarra Ct RINGWOOD 3134	\$1,528,000	05/12/2025

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:

19/03/2026 12:34



 4  2  2

Property Type: House (Res)

Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2025: \$1,072,500

Comparable Properties



10 Hexham St WARRANWOOD 3134 (REI)

Agent Comments

 4  3  2

Price: \$1,520,000

Method: Private Sale

Date: 27/01/2026

Property Type: House (Res)

Land Size: 771 sqm approx



2 Arundel St CROYDON 3136 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,525,000

Method: Private Sale

Date: 25/01/2026

Property Type: House

Land Size: 501 sqm approx



5 Wyndarra Ct RINGWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,528,000

Method: Auction Sale

Date: 05/12/2025

Property Type: House (Res)

Land Size: 896 sqm approx

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