

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

79 Warrandyte Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,027,500 Property Type House Suburb Ringwood

Period - From 21/04/2025 to 20/04/2026 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	20 Rudolf Ct RINGWOOD NORTH 3134	\$1,192,500	24/03/2026
2	1 Wingrove Pl RINGWOOD 3134	\$1,220,000	12/03/2026
3	13 Goldsmith Av RINGWOOD NORTH 3134	\$1,150,000	24/11/2025

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:

21/04/2026 10:49



Property Type:
Divorce/Estate/Family Transfers
Land Size: 695 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
21/04/2025 - 20/04/2026: \$1,027,500

Comparable Properties



20 Rudolf Ct RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$1,192,500
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 732 sqm approx



1 Wingrove Pl RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,220,000
Method: Sold Before Auction
Date: 12/03/2026
Property Type: House (Res)
Land Size: 923 sqm approx



13 Goldsmith Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 24/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Barry Plant | P: 03 9722 7166