

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,110,000 & \$1,200,000

### Median sale price

Median price \$1,045,000 Property Type House Suburb Ringwood

Period - From 01/01/2026 to 31/03/2026 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	20 Rudolf Ct RINGWOOD NORTH 3134	\$1,192,500	24/03/2026
2	13 Goldsmith Av RINGWOOD NORTH 3134	\$1,150,000	24/11/2025
3			

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: 18/05/2026 15:46



 3   
  2   
  5

**Property Type:** House  
**Land Size:** 700 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,110,000 - \$1,200,000  
**Median House Price**  
 March quarter 2026: \$1,045,000

## Comparable Properties



20 Rudolf Ct RINGWOOD NORTH 3134 (REI)

Agent Comments

 3   
  2   
  2

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



13 Goldsmith Av RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 3   
  2   
  2

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

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.

Account - Barry Plant | P: 03 9722 7166