

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

15 Ashcombe Drive, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,180,000 & \$1,250,000

Median sale price

Median price \$1,041,000 Property Type House Suburb Ringwood

Period - From 23/06/2025 to 22/06/2026 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 Prue Ct WARRANWOOD 3134	\$1,190,000	02/05/2026
2	1 Billabong CI CROYDON HILLS 3136	\$1,250,000	19/04/2026
3	23 Mundara Dr RINGWOOD 3134	\$1,200,000	26/03/2026

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:

23/06/2026 09:34



 5
  3
  2

Property Type: House
Land Size: 661 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,180,000 - \$1,250,000
Median House Price
 23/06/2025 - 22/06/2026: \$1,041,000

Comparable Properties



4 Prue Ct WARRANWOOD 3134 (REI)

Agent Comments

 5
  2
  2

Price: \$1,190,000
Method: Private Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 899 sqm approx



1 Billabong Ct CROYDON HILLS 3136 (REI)

Agent Comments

 4
  2
  3

Price: \$1,250,000
Method: Auction Sale
Date: 19/04/2026
Property Type: House (Res)
Land Size: 727 sqm approx



23 Mundara Dr RINGWOOD 3134 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,200,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 789 sqm approx

Account - Barry Plant | P: 03 9722 7166