

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

44 Berkley Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$880,000 & \$950,000

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	7 Rollington Dr RINGWOOD 3134	\$910,000	15/04/2026
2	22 Ashcombe Dr RINGWOOD 3134	\$925,000	10/03/2026
3	17 Grayling Cr CROYDON 3136	\$901,000	14/02/2026

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:

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Property Type: House
Land Size: 680 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$950,000
Median House Price
 March quarter 2026: \$1,045,000

Comparable Properties



7 Rollington Dr RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 4

Price: \$910,000
Method: Private Sale
Date: 15/04/2026
Property Type: House
Land Size: 652 sqm approx



22 Ashcombe Dr RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 1

Price: \$925,000
Method: Private Sale
Date: 10/03/2026
Property Type: House
Land Size: 673 sqm approx



17 Grayling Cr CROYDON 3136 (REI/VG)

Agent Comments

3 1 4

Price: \$901,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 653 sqm approx

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