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 $890,000 & $910,000

Median sale price

Median price $1,105,000 Property Type House Suburb Ringwood

Period - From 01/04/2026 to 30/06/2026 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	131 Wonga Rd RINGWOOD NORTH 3134	$885,000	29/06/2026
2	7 Rollington Dr RINGWOOD 3134	$910,000	15/04/2026
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: 16/07/2026 11:55

44 Berkley Road, Ringwood Vic 3134



3 1 0

Property Type: House
Land Size: 680 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $910,000
Median House Price
June quarter 2026: $1,105,000

Comparable Properties



131 Wonga Rd RINGWOOD NORTH 3134 (REI)

3 2 2

Price: $885,000
Method: Private Sale
Date: 29/06/2026
Property Type: House
Land Size: 785 sqm approx

Agent Comments



7 Rollington Dr RINGWOOD 3134 (REI/VG)

3 1 4

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

Agent Comments



17 Grayling Cr CROYDON 3136 (REI/VG)

3 1 4

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

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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