

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

7 Leslie Grove, Ringwood North Vic 3134

Indicative selling price

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

Range between \$950,000

&

\$1,030,000

Median sale price

Median price \$1,267,500

Property Type House

Suburb Ringwood North

Period - From 05/08/2025

to

04/08/2026

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 Tania Ct RINGWOOD 3134	\$940,000	11/07/2026
2	38 Sonia St RINGWOOD 3134	\$970,000	27/06/2026
3	3 Park Hill Dr RINGWOOD NORTH 3134	\$1,030,000	26/05/2026

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:

05/08/2026 10:22



 4  2  1

Property Type: House
Land Size: 767 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,030,000
Median House Price
05/08/2025 - 04/08/2026: \$1,267,500

Comparable Properties



20 Tania Ct RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

Price: \$940,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 833 sqm approx



38 Sonia St RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$970,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 657 sqm approx



3 Park Hill Dr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,030,000
Method: Private Sale
Date: 26/05/2026
Property Type: House (Res)
Land Size: 655 sqm approx

Account - Barry Plant | P: 03 9722 7166