

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

126 Berringa Road, Park Orchards Vic 3114

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Park Orchards

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	229 Oban Rd RINGWOOD NORTH 3134	\$1,805,000	17/07/2026
2	367 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,252,000	20/05/2026
3	43 Middlebrook Dr RINGWOOD NORTH 3134	\$1,780,000	09/02/2026

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:

29/07/2026 17:14



 3  2  2

Property Type: House
Land Size: 1069 sqm approx
Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 June quarter 2026: \$2,250,000

Comparable Properties



229 Oban Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  4

Price: \$1,805,000
Method: Private Sale
Date: 17/07/2026
Property Type: House (Res)
Land Size: 1400 sqm approx



367 Old Warrandyte Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  1

Price: \$1,252,000
Method: Private Sale
Date: 20/05/2026
Property Type: House
Land Size: 1429 sqm approx



43 Middlebrook Dr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,780,000
Method: Private Sale
Date: 09/02/2026
Property Type: House (Res)
Land Size: 900 sqm approx

Account - Barry Plant | P: 03 9842 8888