

# 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

72 Mullum Mullum Road, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$899,000

### Median sale price

Median price

\$1,030,500

Property Type

House

Suburb

Ringwood

Period - From

01/07/2025

to

30/09/2025

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	51 Jeffrey Dr RINGWOOD 3134	\$920,000	17/10/2025
2	13 Felix Cr RINGWOOD NORTH 3134	\$974,000	04/08/2025
3	4 Carl Ct RINGWOOD 3134	\$967,000	02/08/2025

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:

25/11/2025 10:10



 3    1    1

**Property Type:** House  
**Land Size:** 709 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$899,000  
**Median House Price**  
September quarter 2025: \$1,030,500

## Comparable Properties



**51 Jeffrey Dr RINGWOOD 3134 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$920,000  
**Method:** Sold Before Auction  
**Date:** 17/10/2025  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx



**13 Felix Cr RINGWOOD NORTH 3134 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$974,000  
**Method:** Private Sale  
**Date:** 04/08/2025  
**Property Type:** House  
**Land Size:** 864 sqm approx



**4 Carl Ct RINGWOOD 3134 (REI/VG)**

**Agent Comments**

 3    1    3

**Price:** \$967,000  
**Method:** Auction Sale  
**Date:** 02/08/2025  
**Property Type:** House (Res)  
**Land Size:** 900 sqm approx