

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

Single price

\$879,000

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:

15/12/2025 10:31



 3  1  1

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

Indicative Selling Price
\$879,000
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