

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 54 Warrandyte Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,072,500 Property Type House Suburb Ringwood

Period - From 01/10/2025 to 31/12/2025 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	7 Hygeia Pde RINGWOOD NORTH 3134	\$960,888	19/03/2026
2	1 Jacynthe Ct RINGWOOD 3134	\$960,000	28/02/2026
3	130 Warrandyte Rd RINGWOOD 3134	\$946,000	06/02/2026

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: 24/03/2026 12:09



 3
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Property Type: House
Land Size: 875 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,050,000
Median House Price
 December quarter 2025: \$1,072,500

Comparable Properties



7 Hygeia Pde RINGWOOD NORTH 3134 (REI)

Agent Comments

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Price: \$960,888
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 1010 sqm approx

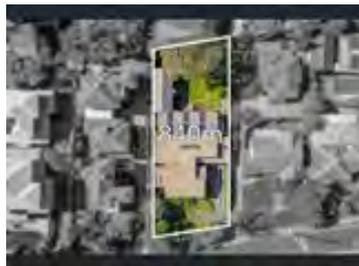


1 Jacynthe Ct RINGWOOD 3134 (REI)

Agent Comments

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Price: \$960,000
Method: Private Sale
Date: 28/02/2026
Property Type: House



130 Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments

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Price: \$946,000
Method: Auction Sale
Date: 06/02/2026
Property Type: House (Res)
Land Size: 840 sqm approx

Account - Barry Plant | P: 03 9842 8888



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