

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

10 Nestan Drive, Ringwood Vic 3134

Indicative selling price

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

Range between

\$960,000

&

\$1,030,000

Median sale price

Median price

\$1,045,000

Property Type

House

Suburb

Ringwood

Period - From

01/01/2026

to

31/03/2026

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	15 Kenwood Cr RINGWOOD 3134	\$1,054,500	28/03/2026
2	67 Sonia St RINGWOOD 3134	\$1,080,000	21/03/2026
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:

09/04/2026 15:32

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4
 2
 3

Property Type: House**Land Size:** 815 sqm approx**Agent Comments****Indicative Selling Price**

\$960,000 - \$1,030,000

Median House Price

March quarter 2026: \$1,045,000

Comparable Properties

**15 Kenwood Cr RINGWOOD 3134 (REI)****Agent Comments**

5
 2
 3

Price: \$1,054,500**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**Land Size:** 666 sqm approx**67 Sonia St RINGWOOD 3134 (REI)****Agent Comments**

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 2
 2

Price: \$1,080,000**Method:** Auction Sale**Date:** 21/03/2026**Property Type:** House (Res)**Land Size:** 766 sqm approx**130 Warrandyte Rd RINGWOOD 3134 (REI)****Agent Comments**

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 2
 1

Price: \$946,000**Method:** Auction Sale**Date:** 06/02/2026**Property Type:** House (Res)**Land Size:** 840 sqm approx**Account** - Jellis Craig | P: 03 9870 6211