

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

140b Wonga Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,170,000

&

\$1,270,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Ringwood North

Period - From 01/04/2025

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	34 Wellington Park Dr WARRANWOOD 3134	\$1,285,000	18/03/2026
2	4 Gillard PI RINGWOOD NORTH 3134	\$1,240,000	10/02/2026
3	61 Jeffrey Dr RINGWOOD 3134	\$1,140,000	29/10/2025

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:

29/04/2026 15:54

Joseph Corsi
9870 6211
0418 149 290

josephcorsi@jelliscraig.com.au



 4  2  2

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price

\$1,170,000 - \$1,270,000

Median House Price

Year ending March 2026: \$1,260,000

Comparable Properties



34 Wellington Park Dr WARRANWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,285,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 772 sqm approx



4 Gillard Pl RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,240,000
Method: Private Sale
Date: 10/02/2026
Property Type: House (Res)
Land Size: 777 sqm approx



61 Jeffrey Dr RINGWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Sold Before Auction
Date: 29/10/2025
Property Type: House (Res)
Land Size: 673 sqm approx

Account - Jellis Craig | P: 03 9870 6211