

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

24A Glenvale Road, Ringwood North Vic 3134

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

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	13 Park Rd RINGWOOD NORTH 3134	\$1,462,500	22/05/2026
2	11 Summit Cr RINGWOOD NORTH 3134	\$1,350,000	28/03/2026
3	21 Werac Dr RINGWOOD NORTH 3134	\$1,449,000	14/03/2026

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:

10/06/2026 12:12



 5  3  2

Property Type: House
Land Size: 792 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending March 2026: \$1,260,000

Comparable Properties



13 Park Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,462,500
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House (Res)
Land Size: 583 sqm approx



11 Summit Cr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,350,000
Method: Private Sale
Date: 28/03/2026
Property Type: House
Land Size: 1093 sqm approx



21 Werac Dr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,449,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 760 sqm approx

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