

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

6/156 Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Ringwood North

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	4/35 Wonga Rd RINGWOOD NORTH 3134	\$935,000	16/12/2025
2	13b Kalinda Rd CROYDON 3136	\$1,010,000	28/10/2025
3			

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:

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2025: \$1,270,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



4/35 Wonga Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$935,000
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Single)
Land Size: 201 sqm approx



13b Kalinda Rd CROYDON 3136 (REI/VG)

Agent Comments

4 2 2

Price: \$1,010,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 279 sqm approx

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.