

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

64 Tortice Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,252,000

Property Type

House

Suburb

Ringwood North

Period - From

01/04/2026

to

30/06/2026

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	2 Furnell Way RINGWOOD NORTH 3134	\$1,225,000	24/07/2026
2	24 Collins PI RINGWOOD NORTH 3134	\$1,500,000	26/06/2026
3	1 Heape Way RINGWOOD NORTH 3134	\$1,450,000	06/05/2026

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:

15/09/2026 16:52



 4  3  2

Property Type: House (Res)

Land Size: 777 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2026: \$1,252,000

Comparable Properties



2 Furnell Way RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  4

Price: \$1,225,000

Method: Private Sale

Date: 24/07/2026

Property Type: House

Land Size: 809 sqm approx



24 Collins PI RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Private Sale

Date: 26/06/2026

Property Type: House (Res)

Land Size: 889 sqm approx



1 Heape Way RINGWOOD NORTH 3134 (REI)

Agent Comments

 5  4  2

Price: \$1,450,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 643 sqm approx

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