

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

65 Jeffrey Drive, Ringwood Vic 3134

Indicative selling price

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

Range between \$770,000

&

\$830,000

Median sale price

Median price \$1,105,000

Property Type House

Suburb Ringwood

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	3 Chesney Dr RINGWOOD 3134	\$890,000	31/07/2026
2	44 Berkley Rd RINGWOOD 3134	\$890,000	20/07/2026
3	5 Luton Ct CROYDON 3136	\$798,000	12/07/2026

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:

24/08/2026 12:32



 3  1  1

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median House Price
June quarter 2026: \$1,105,000

Comparable Properties



3 Chesney Dr RINGWOOD 3134 (REI)

Agent Comments

 3  1  2

Price: \$890,000
Method: Private Sale
Date: 31/07/2026
Property Type: House
Land Size: 650 sqm approx



44 Berkley Rd RINGWOOD 3134 (REI)

Agent Comments

 3  1  -

Price: \$890,000
Method: Private Sale
Date: 20/07/2026
Property Type: House
Land Size: 680 sqm approx



5 Luton Ct CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$798,000
Method: Private Sale
Date: 12/07/2026
Property Type: House
Land Size: 571 sqm approx

Account - Barry Plant | P: 03 9842 8888