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<br>Including suburb and postcode | 3 Mary Street, Ringwood Vic 3134 |

## Indicative selling price

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

Range between $800,000 & $880,000

## Median sale price

Median price $1,030,500 Property Type House Suburb Ringwood

Period - From 01/07/2025 to 30/09/2025 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 | 1 Mersey St RINGWOOD NORTH 3134 | $850,000 | 21/08/2025 |
| 2 | 5 Jarma Rd HEATHMONT 3135 | $850,000 | 17/07/2025 |
| 3 | 5 Kubba Rd RINGWOOD NORTH 3134 | $850,000 | 11/06/2025 |

**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: 03/11/2025 10:00

# 3 Mary Street, Ringwood Vic 3134

William Lyall
9870 6211
0411 823 337
WilliamLyall@jelliscraig.com.au




3 2 2

**Property Type:** House
**Land Size:** 724 sqm approx

Agent Comments

**Indicative Selling Price**
$800,000 - $880,000
**Median House Price**
September quarter 2025: $1,030,500

## Comparable Properties



**1 Mersey St RINGWOOD NORTH 3134 (VG)**

3 - -

**Price:** $850,000
**Method:** Sale
**Date:** 21/08/2025
**Property Type:** House (Res)
**Land Size:** 793 sqm approx

Agent Comments

**5 Jarma Rd HEATHMONT 3135 (VG)**

3 - -

**Price:** $850,000
**Method:** Sale
**Date:** 17/07/2025
**Property Type:** House (Res)
**Land Size:** 727 sqm approx

Agent Comments




**5 Kubba Rd RINGWOOD NORTH 3134 (REI/VG)**

3 1 2

**Price:** $850,000
**Method:** Private Sale
**Date:** 11/06/2025
**Property Type:** House
**Land Size:** 920 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9870 6211

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