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	387-391 Old Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,450,000 & $1,500,000

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	22 Brucedale Cr PARK ORCHARDS 3114	$1,500,000	04/12/2025
2	165-167 Berringa Rd PARK ORCHARDS 3114	$1,385,000	22/11/2025
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: 16/02/2026 13:04

387-391 Old Warrandyte Road, Ringwood North Vic 3134

JellisCraig

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4 2 2

Property Type: House
Land Size: 4081 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,500,000
Median House Price
December quarter 2025: $1,270,000

Comparable Properties

22 Brucedale Cr PARK ORCHARDS 3114 (VG)

3 - -

Price: $1,500,000
Method: Sale
Date: 04/12/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4148 sqm approx

Agent Comments



165-167 Berringa Rd PARK ORCHARDS 3114 (REI)

4 1 2

Price: $1,385,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 3158 sqm approx

Agent Comments

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.

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