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: 138 Warrandyte Road, Ringwood Vic 3134

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,072,500 Property Type House Suburb Ringwood

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 Athelstane Dr RINGWOOD NORTH 3134	$1,145,550	24/12/2025
2	5 Ashton Cl RINGWOOD 3134	$1,100,250	20/10/2025
3	1 Tweed St RINGWOOD EAST 3135	$1,210,000	04/10/2025

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: 23/02/2026 12:34

138 Warrandyte Road, Ringwood Vic 3134

JellisCraig

William Lyall
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Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2025: $1,072,500



5 1 4

Property Type: House
Land Size: 1106 sqm approx

Agent Comments

Comparable Properties



4 Athelstane Dr RINGWOOD NORTH 3134 (REI/VG)

4 1 2

Price: $1,145,550
Method: Private Sale
Date: 24/12/2025
Property Type: House
Land Size: 793 sqm approx

Agent Comments



5 Ashton Cl RINGWOOD 3134 (REI/VG)

4 1 2

Price: $1,100,250
Method: Private Sale
Date: 20/10/2025
Property Type: House
Land Size: 774 sqm approx

Agent Comments



1 Tweed St RINGWOOD EAST 3135 (VG)

4 - -

Price: $1,210,000
Method: Sale
Date: 04/10/2025
Property Type: Development Site (Res)
Land Size: 894 sqm approx

Agent Comments

REIV THE DIFFERENCE

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