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	367 Old Warrandyte Road, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,260,000 Property Type House Suburb Ringwood North

Period - From 01/04/2025 to 31/03/2026 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	20 Omeo Pde WARRANWOOD 3134	$1,260,000	10/11/2025
2	3 Gwenmay Ct RINGWOOD NORTH 3134	$1,275,000	02/03/2026
3	9-11 Omeo Pde WARRANWOOD 3134	$1,285,000	04/04/2026

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: 20/04/2026 12:56

367 Old Warrandyte Road, Ringwood North Vic 3134

JellisCraig

Dallas Taylor
8841 4808
0408 217 778
dallastaylor@jelliscraig.com.au



4 2 1

Property Type: House
Land Size: 1429 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending March 2026: $1,260,000

Comparable Properties



20 Omeo Pde WARRANWOOD 3134 (REI/VG)

4 2 5

Price: $1,260,000
Method: Private Sale
Date: 10/11/2025
Property Type: House (Res)
Land Size: 949 sqm approx

Agent Comments



3 Gwenmay Ct RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,275,000
Method: Private Sale
Date: 02/03/2026
Property Type: House
Land Size: 719 sqm approx

Agent Comments



9-11 Omeo Pde WARRANWOOD 3134 (REI)

4 2 4

Price: $1,285,000
Method: Private Sale
Date: 04/04/2026
Property Type: House
Land Size: 1484 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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