HudsonBond
9840 7700
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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	5 Hillcrest Avenue, Ringwood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$747,000

Median sale price

Median price	$1,100,000	Property type	House	Suburb	Ringwood
Period - From	Oct 2025	to	Dec 2025	Source	REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 12 Prince Edward Avenue, Mitcham	$ 1,160,000	3/11/2025
2. 47 Heatherdale Road, Ringwood	$ 730,000	16/5/2025
3. 3 Mary Street, Ringwood	$ 975,000	29/11/2025

This Statement of Information was prepared on: 13/04/2026

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Comparable properties



$ 1,160,000

12 Prince Edward Avenue, Mitcham, Victoria

DATE: 3/11/2025

PROPERTY TYPE: HOUSE

3 | 2

4 | 1089 sqm



$ 730,000

47 Heatherdale Road, Ringwood, Victoria

DATE: 16/05/2025

PROPERTY TYPE: HOUSE

2 | 1

1 | 741 sqm



$ 975,000

3 Mary Street, Ringwood, Victoria

DATE: 29/11/2025

PROPERTY TYPE: HOUSE

3 | 2

1 | 724 sqm ˣ



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