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: 10 Nestan Drive, Ringwood Vic 3134

Indicative selling price

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

Range between $1,000,000 & $1,080,000

Median sale price

Median price $1,045,000 Property Type House Suburb Ringwood

Period - From 01/01/2026 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	15 Kenwood Cr RINGWOOD 3134	$1,054,500	28/03/2026
2	67 Sonia St RINGWOOD 3134	$1,080,000	21/03/2026
3	130 Warrandyte Rd RINGWOOD 3134	$946,000	06/02/2026

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: 15/04/2026 10:19

JellisCraig

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Indicative Selling Price
$1,000,000 - $1,080,000
Median House Price
March quarter 2026: $1,045,000



4 2 4

Property Type: House
Land Size: 815 sqm approx

Agent Comments

Comparable Properties



15 Kenwood Cr RINGWOOD 3134 (REI)

5 2 3

Price: $1,054,500
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments



67 Sonia St RINGWOOD 3134 (REI)

4 2 2

Price: $1,080,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



130 Warrandyte Rd RINGWOOD 3134 (REI)

5 2 1

Price: $946,000
Method: Auction Sale
Date: 06/02/2026
Property Type: House (Res)
Land Size: 840 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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