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	36 Melview Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,240,000 Property Type House Suburb Ringwood North

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	7 Rollington Dr RINGWOOD 3134	$910,000	15/04/2026
2	1 Jacynthe Ct RINGWOOD 3134	$960,000	28/02/2026
3	18b Through Rd RINGWOOD NORTH 3134	$925,000	20/02/2026

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: 20/05/2026 19:40

36 Melview Drive, Ringwood North Vic 3134



3 1 2

Property Type: House
Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
March quarter 2026: $1,240,000

Comparable Properties



7 Rollington Dr RINGWOOD 3134 (REI)

3 1 4

Price: $910,000
Method: Private Sale
Date: 15/04/2026
Property Type: House
Land Size: 652 sqm approx

Agent Comments



1 Jacynthe Ct RINGWOOD 3134 (REI/VG)

3 1 1

Price: $960,000
Method: Private Sale
Date: 28/02/2026
Property Type: House
Land Size: 828 sqm approx

Agent Comments



18b Through Rd RINGWOOD NORTH 3134 (REI/VG)

3 1 2

Price: $925,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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