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	3 Fiona Court, Ringwood Vic 3134

Indicative selling price

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

Single price $1,295,000

Median sale price

Median price $1,105,000 Property Type House Suburb Ringwood

Period - From 01/04/2026 to 30/06/2026 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	3 Grange Tce CROYDON HILLS 3136	$1,285,000	25/04/2026
2	10 Parkview Ct RINGWOOD NORTH 3134	$1,350,000	20/02/2026
3	6 Brookfield Pl WARRANWOOD 3134	$1,300,000	12/02/2026

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: 01/08/2026 14:18

3 Fiona Court, Ringwood Vic 3134

JellisCraig



4 3 2

Rooms: 6
Property Type: House
Land Size: 794 sqm approx

Agent Comments

Indicative Selling Price
$1,295,000
Median House Price
June quarter 2026: $1,105,000

Comparable Properties



3 Grange Tce CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,285,000
Method: Auction Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 1043 sqm approx

Agent Comments



10 Parkview Ct RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Price: $1,350,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 926 sqm approx

Agent Comments



6 Brookfield Pl WARRANWOOD 3134 (REI/VG)

4 3 3

Price: $1,300,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 801 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

propertydata.com.au

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