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	2 Fernwood Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $1,012,000 Property Type House Suburb Ringwood East

Period - From 01/07/2025 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	11 Ivon St BAYSWATER NORTH 3153	$750,000	24/06/2026
2	139 Dublin Rd RINGWOOD EAST 3135	$760,000	29/03/2026
3	79 Heathmont Rd HEATHMONT 3135	$820,000	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: 21/07/2026 15:53

2 Fernwood Avenue, Ringwood East Vic 3135

Jacob McGlinchey
9870 6211
0433 224 117
jacobmcglinchey@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 958 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
Year ending June 2026: $1,012,000

Comparable Properties



11 Ivon St BAYSWATER NORTH 3153 (REI)

3 1 2

Price: $750,000
Method: Private Sale
Date: 24/06/2026
Property Type: House
Land Size: 1069 sqm approx

Agent Comments



139 Dublin Rd RINGWOOD EAST 3135 (REI)

3 1 2

Price: $760,000
Method: Private Sale
Date: 29/03/2026
Property Type: House (Res)
Land Size: 992 sqm approx

Agent Comments



79 Heathmont Rd HEATHMONT 3135 (REI)

2 1 2

Price: $820,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 683 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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