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 Kenwood Crescent, Ringwood Vic 3134

Indicative selling price

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

Range between $895,000 & $955,000

Median sale price

Median price $1,043,000 Property Type House Suburb Ringwood

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	46 Kemps St RINGWOOD EAST 3135	$940,000	02/06/2026
2	1/22 Mirabel Av RINGWOOD EAST 3135	$920,000	12/03/2026
3	22 Ashcombe Dr RINGWOOD 3134	$925,000	10/03/2026

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: 29/07/2026 12:23

5 Kenwood Crescent, Ringwood Vic 3134

JellisCraig

David Egan
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3 2 2

Property Type: House
Land Size: 684 sqm approx

Agent Comments

Indicative Selling Price
$895,000 - $955,000
Median House Price
Year ending June 2026: $1,043,000

Comparable Properties



46 Kemps St RINGWOOD EAST 3135 (REI)

3 2 2

Price: $940,000
Method: Private Sale
Date: 02/06/2026
Property Type: House
Land Size: 703 sqm approx

Agent Comments



1/22 Mirabel Av RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $920,000
Method: Private Sale
Date: 12/03/2026
Property Type: Townhouse (Single)
Land Size: 335 sqm approx

Agent Comments



22 Ashcombe Dr RINGWOOD 3134 (REI/VG)

3 2 1

Price: $925,000
Method: Private Sale
Date: 10/03/2026
Property Type: House
Land Size: 673 sqm approx

Agent Comments

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