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	73 Lockhart Road, Ringwood North Vic 3134

Indicative selling price

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

Range between $940,000 & $990,000

Median sale price

Median price $1,270,000 Property Type House Suburb Ringwood North

Period - From 01/10/2023 to 30/09/2024 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	31 Lockhart Rd RINGWOOD NORTH 3134	$970,000	13/11/2024
2	9 Hendra Gr RINGWOOD 3134	$941,000	21/09/2024
3	5 Tania Pl RINGWOOD NORTH 3134	$1,030,000	14/09/2024

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: 15/01/2025 11:02

73 Lockhart Road, Ringwood North Vic 3134

Lachlan Williams
9722 9755
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3 1 2

Property Type: House
Land Size: 781 sqm approx

Agent Comments

Indicative Selling Price
$940,000 - $990,000
Median House Price
Year ending September 2024: $1,270,000

Comparable Properties



31 Lockhart Rd RINGWOOD NORTH 3134 (REI)

3 1 2

Price: $970,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 699 sqm approx

Agent Comments



9 Hendra Gr RINGWOOD 3134 (REI/VG)

3 1 2

Price: $941,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



5 Tania Pl RINGWOOD NORTH 3134 (REI/VG)

3 1 2

Price: $1,030,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 931 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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