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	51 Melview Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,162,500 Property Type House Suburb Ringwood North

Period - From 01/04/2025 to 30/06/2025 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	114 Wonga Rd RINGWOOD 3134	$1,180,000	28/06/2025
2	39 Cantala Cr RINGWOOD NORTH 3134	$1,101,000	18/06/2025
3	46 Kubis Dr RINGWOOD NORTH 3134	$1,290,000	14/05/2025

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: 07/07/2025 16:26

51 Melview Drive, Ringwood North Vic 3134



4 2 2

Property Type: House
Land Size: 795 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2025: $1,162,500

Comparable Properties



114 Wonga Rd RINGWOOD 3134 (REI)

4 2 2

Price: $1,180,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



39 Cantala Cr RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,101,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 553 sqm approx

Agent Comments



46 Kubis Dr RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,290,000
Method: Private Sale
Date: 14/05/2025
Property Type: House
Land Size: 662 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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