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 Bramley Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,215,000 Property Type House Suburb Ringwood North

Period - From 17/09/2024 to 16/09/2025 Source Property Data

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	40 Heron Ct RINGWOOD NORTH 3134	$1,425,000	19/03/2025
2			
3			

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: 17/09/2025 09:45

5 Bramley Drive, Ringwood North Vic 3134



4 2 2

Property Type: House
Land Size: 893 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
17/09/2024 - 16/09/2025: $1,215,000

Comparable Properties



40 Heron Ct RINGWOOD NORTH 3134 (REI/VG)

4 2 4

Price: $1,425,000
Method: Private Sale
Date: 19/03/2025
Property Type: House
Land Size: 790 sqm approx

Agent Comments

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.

Account - Hoskins | P: 03 9722 9755

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