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	14 Marilyn Crescent, Ringwood Vic 3134

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,025,000 Property Type House Suburb Ringwood

Period - From 01/07/2024 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	13 Tania Ct RINGWOOD 3134	$1,165,000	13/09/2025
2	8 Prospect Ct RINGWOOD 3134	$1,160,000	16/07/2025
3	9 Ambrie Av RINGWOOD 3134	$1,122,000	28/06/2025

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: 22/09/2025 11:43

14 Marilyn Crescent, Ringwood Vic 3134

JellisCraig

Daniel Broadbent
9870 6211
0424 155 476
danielbroadbent@jelliscraig.com.au



3 2 3

Property Type: House
Land Size: 934 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2025: $1,025,000

Comparable Properties



13 Tania Ct RINGWOOD 3134 (REI)

3 2 5

Price: $1,165,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 757 sqm approx

Agent Comments



8 Prospect Ct RINGWOOD 3134 (REI)

4 2 2

Price: $1,160,000
Method: Private Sale
Date: 16/07/2025
Property Type: House
Land Size: 633 sqm approx

Agent Comments



9 Ambrie Av RINGWOOD 3134 (REI/VG)

3 2 4

Price: $1,122,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE | propertydata.com.au

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