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	16 Timbertop Road, Ringwood North Vic 3134

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,279,000 Property Type House Suburb Ringwood North

Period - From 01/07/2025 to 30/09/2025 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	44 Felix Cr RINGWOOD NORTH 3134	$960,000	16/05/2025
2	2 Glenvale Rd RINGWOOD NORTH 3134	$930,000	09/05/2025
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: 06/10/2025 14:28

16 Timbertop Road, Ringwood North Vic 3134

JellisCraig

Adrian Nyariri
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4 2 3

Property Type: House
Land Size: 1400 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
September quarter 2025: $1,279,000

Comparable Properties



44 Felix Cr RINGWOOD NORTH 3134 (REI/VG)

3 1 2

Price: $960,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: House
Land Size: 1360.65 sqm approx

Agent Comments



2 Glenvale Rd RINGWOOD NORTH 3134 (REI/VG)

4 1 1

Price: $930,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 992 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.

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