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	47 Mundara Drive, 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 01/10/2024 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	3 Leslie Gr RINGWOOD NORTH 3134	$1,231,000	04/09/2025
2	114 Wonga Rd RINGWOOD 3134	$1,180,000	28/06/2025
3	10 Frederic Dr RINGWOOD 3134	$1,171,000	20/09/2025

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: 21/10/2025 16:06

47 Mundara Drive, Ringwood Vic 3134

Luke Donohoe
9908 5700
0421 074 608
lukedonohoe@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 813 sqm approx

Agent Comments

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

Comparable Properties



3 Leslie Gr RINGWOOD NORTH 3134 (REI)

3 2 2

Price: $1,231,000
Method: Sold Before Auction
Date: 04/09/2025
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



114 Wonga Rd RINGWOOD 3134 (REI/VG)

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



10 Frederic Dr RINGWOOD 3134 (REI)

5 2 2

Price: $1,171,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 771 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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