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	4 Athelstane Drive, Ringwood North Vic 3134

Indicative selling price

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

Single price $1,149,000

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	7 Florence Av RINGWOOD NORTH 3134	$1,174,000	27/10/2025
2	12 Suzanne Ct RINGWOOD NORTH 3134	$1,161,500	25/10/2025
3	39 Cantala Cr RINGWOOD NORTH 3134	$1,101,000	18/06/2025

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: 25/11/2025 09:26

4 Athelstane Drive, Ringwood North Vic 3134

JellisCraig

Adrian Nyariri
9870 6211
0455 089 610
adriannyariri@jelliscraig.com.au



4 1 2

Property Type: House
Land Size: 793 sqm approx

Agent Comments

Indicative Selling Price
$1,149,000
Median House Price
September quarter 2025: $1,279,000

Comparable Properties

FLETCHERS
Sold

7 Florence Av RINGWOOD NORTH 3134 (REI)

3 2 -

Price: $1,174,000
Method: Private Sale
Date: 27/10/2025
Property Type: House

Agent Comments



12 Suzanne Ct RINGWOOD NORTH 3134 (REI)

3 2 2

Price: $1,161,500
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments



39 Cantala Cr RINGWOOD NORTH 3134 (REI/VG)

4 2 2

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

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE
propertydata.com.au

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