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: 3/26 Evelyn Road, Ringwood North Vic 3134

Indicative selling price

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

Range between: $680,000 & $740,000

Median sale price

Median price: $726,600 Property Type: Unit Suburb: Ringwood North

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	2/38 Sherbrook Av RINGWOOD 3134	$715,000	16/09/2025
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: 20/10/2025 14:25

3/26 Evelyn Road, Ringwood North Vic 3134

JellisCraig

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3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$680,000 - $740,000
Median Unit Price
Year ending September 2025: $726,600

Comparable Properties



2/38 Sherbrook Av RINGWOOD 3134 (REI/VG)

3 1 2

Price: $715,000
Method: Private Sale
Date: 16/09/2025
Property Type: Townhouse (Single)
Land Size: 442 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.

REIV THE DIFFERENCE

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