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<br>Including suburb and postcode | 11 Goldsmith Avenue, Ringwood North 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 $1,279,000 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 | 66 Glenvale Rd RINGWOOD NORTH 3134 | $1,150,000 | 01/10/2025 |
| 2 | 1 Lockhart Rd RINGWOOD NORTH 3134 | $1,163,000 | 01/10/2025 |
| 3 | 2 Lansell Cl RINGWOOD NORTH 3134 | $1,265,000 | 09/10/2025 |

**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: 27/10/2025 10:04

# 11 Goldsmith Avenue, Ringwood North Vic 3134

JellisCraig

Dallas Taylor
8841 4808
0408 217 778
dallastaylor@jelliscraig.com.au



4 2 2

**Property Type:** House
**Land Size:** 697 sqm approx

Agent Comments

**Indicative Selling Price**
$1,100,000 - $1,200,000
**Median House Price**
September quarter 2025: $1,279,000

## Comparable Properties



**66 Glenvale Rd RINGWOOD NORTH 3134 (REI)**

4 2 3

**Price:** $1,150,000
**Method:** Private Sale
**Date:** 01/10/2025
**Property Type:** House
**Land Size:** 840 sqm approx

Agent Comments



**1 Lockhart Rd RINGWOOD NORTH 3134 (REI)**

3 2 2

**Price:** $1,163,000
**Method:** Sold Before Auction
**Date:** 01/10/2025
**Property Type:** House (Res)
**Land Size:** 746 sqm approx

Agent Comments



**2 Lansell Cl RINGWOOD NORTH 3134 (REI)**

4 2 2

**Price:** $1,265,000
**Method:** Private Sale
**Date:** 09/10/2025
**Property Type:** House
**Land Size:** 898 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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