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 Tunbury Avenue, Ringwood Vic 3134

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,030,500 Property Type House Suburb Ringwood

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	61 Jeffrey Dr RINGWOOD 3134	$1,140,000	29/10/2025
2	5 Ashton Cl RINGWOOD 3134	$1,100,250	20/10/2025
3	9 Ambrie Av RINGWOOD 3134	$1,122,000	28/06/2025

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: 17/11/2025 14:05

16 Tunbury Avenue, Ringwood Vic 3134

Sophie Broadbent
9870 6211
0405 530 540
sophiebroadbent@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 738 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000
Median House Price
September quarter 2025: $1,030,500

Comparable Properties



61 Jeffrey Dr RINGWOOD 3134 (REI)

4 2 2

Price: $1,140,000
Method: Sold Before Auction
Date: 29/10/2025
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments



5 Ashton Cl RINGWOOD 3134 (REI)

4 1 2

Price: $1,100,250
Method: Private Sale
Date: 20/10/2025
Property Type: House
Land Size: 774 sqm approx

Agent Comments



9 Ambrie Av RINGWOOD 3134 (REI/VG)

3 2 4

Price: $1,122,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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