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	19 Mcmahon Court, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	6 Lansell Cl RINGWOOD NORTH 3134	$1,400,000	29/10/2025
2	2 Pamela Pl RINGWOOD NORTH 3134	$1,288,000	13/09/2025
3	33 Felix Cr RINGWOOD NORTH 3134	$1,370,000	06/06/2025

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 13:48

19 Mcmahon Court, Ringwood North Vic 3134

Alan Hodges
9870 6211
0402 767 200
alanhodges@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2025: $1,279,000

Comparable Properties



6 Lansell Cl RINGWOOD NORTH 3134 (REI)

4 2 2

Price: $1,400,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 963 sqm approx

Agent Comments



2 Pamela Pl RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Price: $1,288,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments



33 Felix Cr RINGWOOD NORTH 3134 (REI/VG)

5 3 2

Price: $1,370,000
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 1030 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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