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: 2 Werac Drive, Ringwood North Vic 3134

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,270,000 Property Type House Suburb Ringwood North

Period - From 01/10/2025 to 31/12/2025 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	43A Summit Cr RINGWOOD NORTH 3134	$1,022,000	24/10/2025
2	4 Summit Cr RINGWOOD NORTH 3134	$1,160,000	14/10/2025
3	66 Glenvale Rd RINGWOOD NORTH 3134	$1,150,000	01/10/2025

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: 03/02/2026 17:06

2 Werac Drive, Ringwood North Vic 3134

JellisCraig

William Lyall
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Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2025: $1,270,000



4 2 2

Property Type: House
Land Size: 573 sqm approx

Agent Comments

Comparable Properties



43A Summit Cr RINGWOOD NORTH 3134 (REI/VG)

3 2 2

Price: $1,022,000
Method: Private Sale
Date: 24/10/2025
Property Type: House
Land Size: 783 sqm approx

Agent Comments



4 Summit Cr RINGWOOD NORTH 3134 (REI/VG)

3 2 2

Price: $1,160,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 1224 sqm approx

Agent Comments



66 Glenvale Rd RINGWOOD NORTH 3134 (REI/VG)

4 2 3

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

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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