

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

28 TANDARRA DRIVE RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Ringwood

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

32 CRAWLEY GROVE RINGWOOD NORTH VIC 3134	\$1,330,000	26-Feb-25
4 NALINGA COURT WARRANWOOD VIC 3134	\$1,305,000	16-Mar-25
5 THE LOCH CROYDON HILLS VIC 3136	\$1,403,000	13-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 16 July 2025



32 CRAWLEY GROVE RINGWOOD NORTH VIC 3134

4 2 2

Sold Price

\$1,330,000

Sold Date

26-Feb-25

Distance

1.14km



4 NALINGA COURT WARRANWOOD VIC 3134

4 2 2

Sold Price

\$1,305,000

Sold Date

16-Mar-25

Distance

1.14km



5 THE LOCH CROYDON HILLS VIC 3136

4 2 2

Sold Price

\$1,403,000

Sold Date

13-Feb-25

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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