

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

10 Northwood Street, Ringwood East Vic 3135

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 \$1,002,250 Property Type House Suburb Ringwood East

Period - From 01/07/2024 to 30/06/2025 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 | 1/8 Langley St RINGWOOD EAST 3135 | \$1,085,000 | 15/05/2025 |
| 2 | 2/16 Wenwood St RINGWOOD EAST 3135 | \$1,130,000 | 19/02/2025 |
| 3 | 9 Hilary Gr RINGWOOD EAST 3135 | \$1,000,000 | 08/02/2025 |

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:

14/07/2025 12:49

10 Northwood Street, Ringwood East Vic 3135

**Jellis
Craig**

Jacob McGlinchey

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2025: \$1,002,250



3 2 2

Property Type: House

Agent Comments

Comparable Properties



1/8 Langley St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 3 2

Price: \$1,085,000

Method: Private Sale

Date: 15/05/2025

Property Type: House



2/16 Wenwood St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$1,130,000

Method: Private Sale

Date: 19/02/2025

Property Type: House



9 Hilary Gr RINGWOOD EAST 3135 (REI)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Townhouse (Res)

Land Size: 249 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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