

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

47 Jeffrey Drive, Ringwood Vic 3134

Indicative selling price

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

Range between \$980,000

&

\$1,070,000

Median sale price

Median price \$1,025,000

Property Type House

Suburb Ringwood

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	9 Ambrie Av RINGWOOD 3134	\$1,122,000	28/06/2025
2	26 Tania Ct RINGWOOD 3134	\$1,085,500	22/02/2025
3	20 Tortice Dr RINGWOOD NORTH 3134	\$1,060,000	05/02/2025

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:

24/07/2025 10:58



3 2 2

Property Type: House
Land Size: 660 sqm approx
Agent Comments

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Indicative Selling Price

\$980,000 - \$1,070,000

Median House Price

Year ending June 2025: \$1,025,000

Comparable Properties



9 Ambrie Av RINGWOOD 3134 (REI)

Agent Comments

3 2 4

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



26 Tania Ct RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$1,085,500
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 945 sqm approx



20 Tortice Dr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,060,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 648 sqm approx

Account - Jellis Craig | P: 03 9870 6211