Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 34 Felix Crescent, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Ringwood North
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

		1 1100	Date of Sale
1	38 Felix Cr RINGWOOD NORTH 3134	\$1,550,000	16/05/2025
2	4 Runyan Ct RINGWOOD NORTH 3134	\$1,680,000	28/03/2025
3	13 Graeme Av RINGWOOD 3134	\$1,663,000	22/03/2025

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:	18/07/2025 11:36

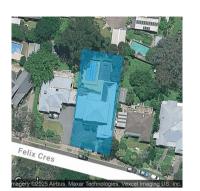


Date of sale



John Stack 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending June 2025: \$1,200,000



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Property Type: House **Land Size:** 803 sqm approx Agent Comments

Comparable Properties



38 Felix Cr RINGWOOD NORTH 3134 (REI/VG)

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Agent Comments

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Price: \$1,550,000 Method: Private Sale Date: 16/05/2025 Property Type: House Land Size: 928 sqm approx



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Agent Comments



Price: \$1,680,000 Method: Private Sale Date: 28/03/2025 Property Type: House Land Size: 804 sqm approx

13 Graeme Av RINGWOOD 3134 (REI/VG)

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Agent Comments



Price: \$1,663,000 Method: Private Sale Date: 22/03/2025 Property Type: House Land Size: 794 sqm approx

Account - Jellis Craig | P: (03) 9908 5700





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