

# 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 64 Jeffrey Drive, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,045,000 Property Type House Suburb Ringwood

Period - From 01/01/2026 to 31/03/2026 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	2 Lister Ct RINGWOOD 3134	\$1,340,000	30/04/2026
2	23 Mundara Dr RINGWOOD 3134	\$1,200,000	26/03/2026
3	52 Andrew Cr CROYDON SOUTH 3136	\$1,200,000	06/03/2026

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: 28/05/2026 17:03



 5  3  4

**Property Type:** House  
**Land Size:** 672 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

March quarter 2026: \$1,045,000

## Comparable Properties



**2 Lister Ct RINGWOOD 3134 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,340,000  
**Method:** Sold Before Auction  
**Date:** 30/04/2026  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx



**23 Mundara Dr RINGWOOD 3134 (REI/VG)**

**Agent Comments**

 5  2  2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2026  
**Property Type:** House (Res)  
**Land Size:** 789 sqm approx



**52 Andrew Cr CROYDON SOUTH 3136 (REI)**

**Agent Comments**

 4  3  3

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 06/03/2026  
**Property Type:** House  
**Land Size:** 863 sqm approx

**Account - Jellis Craig | P: 03 9870 6211**