

# 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

102 Oban Road, Ringwood North 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 \$820,000 & \$870,000

### Median sale price

Median price \$1,225,000 Property Type House Suburb Ringwood North

Period - From 01/01/2024 to 31/12/2024 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	70 Jull Pde RINGWOOD NORTH 3134	\$865,000	23/01/2025
2	20 Seares Dr RINGWOOD EAST 3135	\$850,000	16/11/2024
3	5 Caramut Rd RINGWOOD EAST 3135	\$860,000	09/11/2024

**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:

28/01/2025 09:53

102 Oban Road, Ringwood North Vic 3134



 4  2  2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$820,000 - \$870,000  
**Median House Price**  
Year ending December 2024: \$1,225,000

## Comparable Properties



**70 Jull Pde RINGWOOD NORTH 3134 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$865,000  
**Method:** Auction Sale  
**Date:** 23/01/2025  
**Property Type:** House  
**Land Size:** 662 sqm approx



**20 Seares Dr RINGWOOD EAST 3135 (REI)**

[Agent Comments](#)

 4  1  2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 16/11/2024  
**Property Type:** House  
**Land Size:** 657 sqm approx



**5 Caramut Rd RINGWOOD EAST 3135 (REI)**

[Agent Comments](#)

 4  2  1

**Price:** \$860,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx

**Account - Vogl & Walpole Estate Agents** | P: 03 8580 6200



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