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

28 Avalon Grove, Ringwood North Vic 3134

Indicative selling price

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

Range between	\$780,000	&	\$850,000

Median sale price

Median price \$1,279,000	Property Type Hou	se	Suburb Ringwood North
Period - From 01/07/2025	to 30/09/2025	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

Aut	areas or comparable property	1 1100	Date of Sale
1	359 Maroondah Hwy RINGWOOD 3134	\$852,000	29/08/2025
2	1 Mersey St RINGWOOD NORTH 3134	\$850,000	21/08/2025
3	13 Mt Dandenong Rd RINGWOOD EAST 3135	\$817,000	10/07/2025

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:	31/10/2025 19:10



Date of sale







Agent Comments

Indicative Selling Price \$780,000 - \$850,000 **Median House Price** September quarter 2025: \$1,279,000

Comparable Properties



359 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Price: \$852,000 Method: Private Sale Date: 29/08/2025 Property Type: House Land Size: 702 sqm approx **Agent Comments**



1 Mersey St RINGWOOD NORTH 3134 (VG)





Agent Comments

Price: \$850,000 Method: Sale Date: 21/08/2025

Property Type: House (Res) Land Size: 793 sqm approx

13 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$817,000 Method: Private Sale

Date: 10/07/2025

Property Type: House (Res) Land Size: 534 sqm approx

Account - Woodards | P: 0390563899





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