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	51 Melview Drive, Ringwood North Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,162,500	Pro	perty Type	House		Suburb	Ringwood North
Period - From	01/04/2025	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	114 Wonga Rd RINGWOOD 3134	\$1,180,000	28/06/2025
2	39 Cantala Cr RINGWOOD NORTH 3134	\$1,101,000	18/06/2025
3	46 Kubis Dr RINGWOOD NORTH 3134	\$1,290,000	14/05/2025

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:	07/07/2025 16:26













Property Type: House **Land Size:** 795 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2025: \$1,162,500

Comparable Properties



114 Wonga Rd RINGWOOD 3134 (REI)

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a 2

Price: \$1,180,000 **Method:** Auction Sale **Date:** 28/06/2025

Property Type: House (Res) **Land Size:** 785 sqm approx

Agent Comments



39 Cantala Cr RINGWOOD NORTH 3134 (REI)

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Agent Comments

Price: \$1,101,000 Method: Private Sale Date: 18/06/2025 Property Type: House Land Size: 553 sqm approx



46 Kubis Dr RINGWOOD NORTH 3134 (REI)

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Price: \$1,290,000 Method: Private Sale Date: 14/05/2025 Property Type: House Land Size: 662 sqm approx





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Agent Comments

Account - Barry Plant | P: 03 9842 8888





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