

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

8 SMEDLEY ROAD RINGWOOD NORTH VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$2,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

House

Suburb

Ringwood North

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

17-19 SMEDLEY ROAD PARK ORCHARDS VIC 3114	\$2,181,000	28-May-25
90-92 BERRINGA ROAD PARK ORCHARDS VIC 3114	\$1,975,000	23-Jul-25

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 6 months.

This Statement of Information was prepared on: 20 October 2025


**17-19 SMEDLEY ROAD PARK
ORCHARDS VIC 3114**
 4  3  6

Sold Price

\$2,181,000

 Sold Date **28-May-25**

Distance

0.14km

**90-92 BERRINGA ROAD PARK
ORCHARDS VIC 3114**
 4  2  4

Sold Price

^{RS} **\$1,975,000**

 Sold Date **23-Jul-25**

Distance

0.83km
RS = Recent sale

UN = Undisclosed Sale

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