

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

30 Kendall Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$900,000 & \$930,000

Median sale price

Median price \$1,035,000 Property Type House Suburb Ringwood

Period - From 01/01/2025 to 31/12/2025 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	65 Heathmont Rd RINGWOOD 3134	\$900,000	05/01/2026
2	23 Harrison St RINGWOOD 3134	\$932,000	18/10/2025
3	76 Bedford Rd RINGWOOD 3134	\$923,000	04/08/2025

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:

27/01/2026 15:59

James Lewis

03 9877 1277

0418 343 091

jameslewis@mcgrath.com.au

Indicative Selling Price

\$900,000 - \$930,000

Median House Price

Year ending December 2025: \$1,035,000



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Property Type: House (Res)

Agent Comments

Comparable Properties



65 Heathmont Rd RINGWOOD 3134 (REI)

Agent Comments

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Price: \$900,000

Method: Private Sale

Date: 05/01/2026

Property Type: House

Land Size: 825 sqm approx



23 Harrison St RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$932,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 715 sqm approx



76 Bedford Rd RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$923,000

Method: Private Sale

Date: 04/08/2025

Property Type: House (Res)

Land Size: 731 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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