

Information Memorandum

Reno Flip - 22 Felix Crescent,
Ringwood North VIC





Opportunity

A value-add residential renovation project with a short holding period and resale into an established owner-occupier market.

The strategy focuses on executing a controlled cosmetic-to-light structural renovation, and exiting on completion to capture uplift.



Project Overview

Investment Highlights

- Well-priced acquisition
- Initial feasibility completed
- Defined renovation scope with fixed-price quotes
- Short project duration (target 4–6 months)
- Multiple exit comparables support end value
- Conservative contingency allowance

Market Snapshot

Prices in this area have followed the overall pattern of Melbourne for the last few years.

The current median price gives an idea of the likely purchase price for an existing older house in the area, whereas our resale price is towards the top end of the market.

Median price snapshot for 4 bed houses

Median price ⓘ

\$1,329,000

January 2025 - December 2025

Past 12 month growth ⓘ

Up 4.6% ↑

5 year median price trend



Timeline

1

Prepare Scope of Works
and Select Tradies
1-2 months (pre-settlement)

2

Renovation Works
2 months

3

Resale & Settle
4 months

Comparable Sales



Renovated
5 bed 3 bath 2 car 1616sqm
Sold on 8 Aug 2024
\$1,620,000



Renovated
4 bed 2 bath 2 car 1135sqm
Sold on 11 Oct 2025
\$1,424,000



Unrenovated
4 bed 2 bath 3 car 840sqm
Sold on 1 Oct 2025
\$1,150,000

Feasibility

Purchase Cost	\$1,100,000
Stamp Duty	\$60,500
Reno Cost	\$145,000
Other Costs	\$133,870
TOTAL DEVELOPMENT COST	\$1,439,370
Sales	\$1,600,000
Profit	\$160,630



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