

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

1/4 Munro Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Ringwood

Period - From 13/01/2025

to

12/01/2026

Source

Property Data

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	3/11 Barkly St RINGWOOD 3134	\$620,000	03/12/2025
2	3/18 Andrew St RINGWOOD 3134	\$610,000	25/09/2025
3	1/10 Wildwood Gr RINGWOOD 3134	\$625,050	14/08/2025

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:

13/01/2026 14:52



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Property Type: Unit
Land Size: 126 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
13/01/2025 - 12/01/2026: \$620,000

Comparable Properties



3/11 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 03/12/2025
Property Type: Unit
Land Size: 137 sqm approx



3/18 Andrew St RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$610,000
Method: Private Sale
Date: 25/09/2025
Property Type: Unit



1/10 Wildwood Gr RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$625,050
Method: Private Sale
Date: 14/08/2025
Property Type: Unit
Land Size: 169 sqm approx

Account - Barry Plant | P: 03 9722 7166