

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

81A New Street, Ringwood Vic 3134

Indicative selling price

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

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$1,072,500

Property Type

House

Suburb

Ringwood

Period - From

01/10/2025

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	4/38-40 Caroline St RINGWOOD 3134	\$750,000	06/12/2025
2	1/1 Ford St RINGWOOD 3134	\$779,000	25/10/2025
3	1/26 Suda Av RINGWOOD 3134	\$785,000	15/09/2025

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:

03/02/2026 12:47



 2
  2
  2

Property Type: House (Res)

Land Size: 335 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median House Price

December quarter 2025: \$1,072,500

Comparable Properties



4/38-40 Caroline St RINGWOOD 3134 (REI)

Agent Comments

 2
  1
  2

Price: \$750,000

Method: Private Sale

Date: 06/12/2025

Property Type: Unit

Land Size: 173 sqm approx



1/1 Ford St RINGWOOD 3134 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$779,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 377 sqm approx



1/26 Suda Av RINGWOOD 3134 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$785,000

Method: Private Sale

Date: 15/09/2025

Property Type: House

Land Size: 363 sqm approx

Account - Barry Plant | P: 03 9722 7166