

## 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	<span style="border: 1px solid black; padding: 2px;">\$1,072,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Ringwood</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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



**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)**



**Price:** \$750,000

**Method:** Private Sale

**Date:** 06/12/2025

**Property Type:** Unit

**Land Size:** 173 sqm approx

Agent Comments



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



**Price:** \$779,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 377 sqm approx

Agent Comments



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



**Price:** \$785,000

**Method:** Private Sale

**Date:** 15/09/2025

**Property Type:** House

**Land Size:** 363 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166