

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

36 Caroline Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,045,000

Property Type House

Suburb Ringwood

Period - From 05/08/2025

to

04/08/2026

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 Kean St RINGWOOD 3134	\$900,000	30/03/2026
2	1/42 Caroline St RINGWOOD 3134	\$826,000	23/03/2026
3	135 Bedford Rd RINGWOOD EAST 3135	\$880,000	19/03/2026

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:

05/08/2026 14:17



3 1 1

Property Type: House
Land Size: 298 sqm approx
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

05/08/2025 - 04/08/2026: \$1,045,000

Comparable Properties



3 Kean St RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000
Method: Private Sale
Date: 30/03/2026
Property Type: House
Land Size: 594 sqm approx



1/42 Caroline St RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 2

Price: \$826,000
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)
Land Size: 331 sqm approx



135 Bedford Rd RINGWOOD EAST 3135 (REI)

Agent Comments

3 1 2

Price: \$880,000
Method: Private Sale
Date: 19/03/2026
Property Type: House
Land Size: 318 sqm approx

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