

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 \$750,000 & \$825,000

Median sale price

Median price \$1,105,000 Property Type House Suburb Ringwood

Period - From 01/04/2026 to 30/06/2026 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	35 Railway Av RINGWOOD EAST 3135	\$787,000	21/07/2026
2	3 Frances St HEATHMONT 3135	\$825,000	18/07/2026
3	73 Heywood St RINGWOOD 3134	\$820,900	10/05/2026

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:

16/09/2026 10:30



 3  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

June quarter 2026: \$1,105,000

Comparable Properties



35 Railway Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$787,000

Method: Private Sale

Date: 21/07/2026

Property Type: House

Land Size: 619 sqm approx



3 Frances St HEATHMONT 3135 (REI)

Agent Comments

 3  1  2

Price: \$825,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 706 sqm approx



73 Heywood St RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$820,900

Method: Private Sale

Date: 10/05/2026

Property Type: House

Land Size: 557 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454