

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

1/42 Caroline Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$825,000

&

\$900,000

Median sale price

Median price \$658,000

Property Type Unit

Suburb Ringwood

Period - From 01/07/2025

to

30/09/2025

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	19 Ford St RINGWOOD 3134	\$820,000	23/08/2025
2	1/20 Illoura Av RINGWOOD EAST 3135	\$885,000	05/08/2025
3	7 Samuel St RINGWOOD 3134	\$860,000	27/05/2025

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:

25/11/2025 11:39



 3  1  2

Property Type: Unit
Land Size: 331 sqm approx
Agent Comments

Indicative Selling Price
\$825,000 - \$900,000
Median Unit Price
September quarter 2025: \$658,000

Comparable Properties



19 Ford St RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$820,000
Method: Private Sale
Date: 23/08/2025
Property Type: House



1/20 Illoura Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  2

Price: \$885,000
Method: Private Sale
Date: 05/08/2025
Property Type: Unit
Land Size: 330 sqm approx



7 Samuel St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$860,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 336 sqm approx

Account - Barry Plant | P: 03 9874 3355