

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$825,000 & \$900,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb Ringwood

Period - From 19/02/2025 to 18/02/2026 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	2/4 Garden St RINGWOOD 3134	\$910,000	13/12/2025
2	19 Ford St RINGWOOD 3134	\$820,000	23/08/2025
3	1/20 Illoura Av RINGWOOD EAST 3135	\$885,000	05/08/2025

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:

19/02/2026 11:41



 3  
  1  
  2

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

**Indicative Selling Price**  
 \$825,000 - \$900,000  
**Median Unit Price**  
 19/02/2025 - 18/02/2026: \$625,000

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.

## Comparable Properties



2/4 Garden St RINGWOOD 3134 (REI)

Agent Comments

 3  
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**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** Unit  
**Land Size:** 463 sqm approx



19 Ford St RINGWOOD 3134 (REI)

Agent Comments

 3  
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  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

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  2

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

Account - Barry Plant | P: 03 9874 3355



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