### 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	1/42 Caroline Street, Ringwood Vic 3134
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$825,000	&	\$900,000
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#### Median sale price

Median price	\$658,000	Pro	perty Type	Jnit		Suburb	Ringwood
Period - From	01/07/2025	to	30/09/2025	Se	ource	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

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 comparableproperties 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









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)

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



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





**Agent Comments** 

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)

Price: \$860,000



**Agent Comments** 

Method: Private Sale Date: 27/05/2025 Property Type: House Land Size: 336 sqm approx

Account - Barry Plant | P: 03 9874 3355



