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: 4/38-40 Caroline Street, Ringwood Vic 3134

Indicative selling price

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

Range between $650,000 & $700,000

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	2/16 Harrison St RINGWOOD 3134	$725,000	18/10/2025
2	4/20 Munro St RINGWOOD 3134	$650,000	12/06/2025
3			

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: 24/11/2025 12:59

4/38-40 Caroline Street, Ringwood Vic 3134

JellisCraig

William Lyall
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Indicative Selling Price
$650,000 - $700,000
Median Unit Price
September quarter 2025: $658,000



2 1 2

Property Type: Unit
Land Size: 173 sqm approx

Agent Comments

Comparable Properties



2/16 Harrison St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $725,000
Method: Private Sale
Date: 18/10/2025
Property Type: Unit
Land Size: 181 sqm approx

Agent Comments



4/20 Munro St RINGWOOD 3134 (REI/VG)

2 1 2

Price: $650,000
Method: Private Sale
Date: 12/06/2025
Property Type: Unit
Land Size: 122 sqm approx

Agent Comments

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.

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