

## 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

4/22 MUNRO 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) (\*Delete single price or range as applicable)

Single Price

\$720,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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 6 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

1/40-42 PITT STREET RINGWOOD VIC 3134	\$728,000	28-Feb-26
2/8 BURWOOD AVENUE RINGWOOD VIC 3134	\$765,000	06-May-26

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 6 months.

This Statement of Information was prepared on: 28 May 2026

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**1/40-42 PITT STREET RINGWOOD  
VIC 3134**

 3  1  1

Sold Price

**\$728,000**

Sold Date

**28-Feb-26**

Distance

**1.38km**



**2/8 BURWOOD AVENUE  
RINGWOOD VIC 3134**

 3  2  2

Sold Price

<sup>RS</sup> **\$765,000** <sup>UN</sup>

Sold Date

**06-May-26**

Distance

**0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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