

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2025

to

28 Feb 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	11-Mar-26
8/76-78 OBAN ROAD RINGWOOD VIC 3134	\$725,000	11-Feb-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: 31 March 2026



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

Sold Price

^{RS} **\$728,000**

Sold Date

11-Mar-26

3 1 1

Distance

1.38km



**8/76-78 OBAN ROAD RINGWOOD
VIC 3134**

Sold Price

^{RS} **\$725,000**

Sold Date

11-Feb-26

3 1 1

Distance

2.62km

RS = Recent sale

UN = Undisclosed Sale

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