

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

1/44 Pitt Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$850,000

&

\$890,000

Median sale price

Median price \$649,550

Property Type Unit

Suburb Ringwood

Period - From 01/04/2025

to 31/03/2026

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	2/27 Lois St RINGWOOD EAST 3135	\$880,000	06/06/2026
2	1/111 Dublin Rd RINGWOOD EAST 3135	\$838,000	21/04/2026
3	3/34 Andrew St RINGWOOD 3134	\$852,000	20/01/2026

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:

18/06/2026 10:14

1/44 Pitt Street, Ringwood Vic 3134

JellisCraig

William Lyall
9870 6211
0411 823 337

WilliamLyall@jelliscraig.com.au

Indicative Selling Price

\$850,000 - \$890,000

Median Unit Price

Year ending March 2026: \$649,550



3 2 2

Property Type: Townhouse

Land Size: 370 sqm approx

Agent Comments

Comparable Properties



2/27 Lois St RINGWOOD EAST 3135 (REI)

Agent Comments

3 2 2

Price: \$880,000

Method: Auction Sale

Date: 06/06/2026

Property Type: Unit

Land Size: 409 sqm approx



1/111 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 1 2

Price: \$838,000

Method: Private Sale

Date: 21/04/2026

Property Type: House

Land Size: 434 sqm approx



3/34 Andrew St RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$852,000

Method: Private Sale

Date: 20/01/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211



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