

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

3/22 ALBERT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2025

to

31 Jul 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

1/9-13 KENNEDY AVENUE RINGWOOD VIC 3134	\$621,000	24-Jul-26
8/7-9 WOODSIDE AVENUE RINGWOOD VIC 3134	\$645,000	11-Jun-26
2/20-22 BOND STREET RINGWOOD VIC 3134	\$650,000	11-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: 03 August 2026

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**1/9-13 KENNEDY AVENUE
RINGWOOD VIC 3134**

2 1 2

Sold Price

^{RS} **\$621,000** Sold Date **24-Jul-26**

Distance **1.38km**



**8/7-9 WOODSIDE AVENUE
RINGWOOD VIC 3134**

2 1 1

Sold Price

\$645,000 Sold Date **11-Jun-26**

Distance **1.05km**



**2/20-22 BOND STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price

\$650,000 Sold Date **11-May-26**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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