

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

2/22 CHARLES STREET RINGWOOD EAST VIC 3135

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Feb 2025

to

31 Jan 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

4/35 WONGA ROAD RINGWOOD NORTH VIC 3134	\$935,000	16-Dec-25
2/123 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$1,080,000	15-Nov-25

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: 05 February 2026

**4/35 WONGA ROAD RINGWOOD
NORTH VIC 3134**

3 2 2

Sold Price

RS

\$935,000

Sold Date

16-Dec-25

Distance

1.48km**2/123 MT DANDENONG ROAD
RINGWOOD EAST VIC 3135**

3 2 2

Sold Price

\$1,080,000

Sold Date

15-Nov-25

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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