

## 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

36 HYGIEIA PARADE RINGWOOD NORTH 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

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,231,000

Property type

House

Suburb

Ringwood North

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

16 MELVIEW DRIVE RINGWOOD NORTH VIC 3134	\$1,090,000	22-Dec-25
3 IRENE CRESCENT MITCHAM VIC 3132	\$1,101,000	11-Oct-25
4 ATHELSTANE DRIVE RINGWOOD NORTH VIC 3134	\$1,145,550	03-Dec-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: 19 February 2026



**16 MELVIEW DRIVE RINGWOOD  
 NORTH VIC 3134**

3 1 2

Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **22-Dec-25**

Distance **1.77km**



**3 IRENE CRESCENT MITCHAM VIC  
 3132**

3 1 2

Sold Price **\$1,101,000** Sold Date **11-Oct-25**

Distance **0.9km**



**4 ATHELSTANE DRIVE RINGWOOD  
 NORTH VIC 3134**

3 1 2

Sold Price **\$1,145,550** Sold Date **03-Dec-25**

Distance **1.74km**

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

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