

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

38 MULLUM MULLUM ROAD 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

\$2,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,058,800

Property type

House

Suburb

Ringwood

Period-from

01 May 2025

to

30 Apr 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

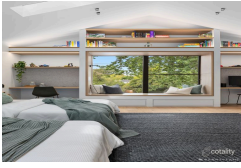
Date of sale

19 EVELYN ROAD RINGWOOD NORTH VIC 3134	\$2,100,000	15-Mar-26
1 NESTAN DRIVE RINGWOOD VIC 3134	\$2,105,000	09-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: 11 May 2026



**19 EVELYN ROAD RINGWOOD
NORTH VIC 3134**

 4  2  4

Sold Price ^{RS} **\$2,100,000** Sold Date **15-Mar-26**

Distance **0.72km**



**1 NESTAN DRIVE RINGWOOD VIC
3134**

 5  3  2

Sold Price ^{RS} **\$2,105,000** Sold Date **09-May-26**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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