

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

309/92 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Range between \$495,000

&

\$544,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb Ringwood

Period - From 28/07/2024

to

27/07/2025

Source Property Data

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	202/11 Bourke St RINGWOOD 3134	\$540,000	10/07/2025
2	8/2-4 Acacia Ct RINGWOOD 3134	\$537,000	24/06/2025
3	4/21 Nelson St RINGWOOD 3134	\$540,000	23/06/2025

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:

28/07/2025 16:33



 2
  2
  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$495,000 - \$544,000

Median Unit Price

28/07/2024 - 27/07/2025: \$580,000

Comparable Properties



202/11 Bourke St RINGWOOD 3134 (REI)

Agent Comments

 2
  2
  1

Price: \$540,000

Method: Private Sale

Date: 10/07/2025

Property Type: Apartment



8/2-4 Acacia Ct RINGWOOD 3134 (REI)

Agent Comments

 2
  1
  1

Price: \$537,000

Method: Sold Before Auction

Date: 24/06/2025

Property Type: Unit



4/21 Nelson St RINGWOOD 3134 (REI)

Agent Comments

 2
  1
  1

Price: \$540,000

Method: Private Sale

Date: 23/06/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9722 7166