Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

350 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price	\$1,025,000	Pro	perty Type	louse		Suburb	Ringwood
Period - From	01/04/2024	to	31/03/2025	s	Source	REIV	

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	9 Linda Dr RINGWOOD 3134	\$910,000	01/05/2025
2	19 Sunhill Av RINGWOOD 3134	\$930,000	26/04/2025
3	45 Murray Rd CROYDON 3136	\$950,000	01/03/2025

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:	03/07/2025 15:15

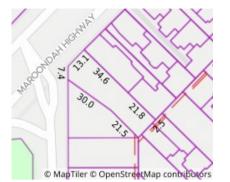




Brenton Linmeiers 9840 1111 0412 791 546 brenton.linmeiers@marshallwhite.com.au

> **Indicative Selling Price** \$890,000 - \$970,000 **Median House Price**

Year ending March 2025: \$1,025,000



Property Type: House (Res) Land Size: 860 sqm approx **Agent Comments**

Comparable Properties



9 Linda Dr RINGWOOD 3134 (REI/VG)

Price: \$910,000 Method: Private Sale Date: 01/05/2025 Property Type: House Land Size: 711 sqm approx

Agent Comments



19 Sunhill Av RINGWOOD 3134 (REI/VG)



Agent Comments

Price: \$930,000 Method: Auction Sale Date: 26/04/2025

Property Type: House (Res) Land Size: 827 sqm approx

45 Murray Rd CROYDON 3136 (REI/VG)



Agent Comments



Price: \$950,000 Method: Private Sale Date: 01/03/2025 Property Type: House Land Size: 1115 sqm approx

Account - Marshall White | P: 03 9822 9999



