

# 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

350 Maroondah Highway, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,025,000 Property Type House Suburb Ringwood

Period - From 01/04/2024 to 31/03/2025 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

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**Indicative Selling Price**

\$890,000 - \$970,000

**Median House Price**

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



4 1 2

**Property Type:** House (Res)

**Land Size:** 860 sqm approx

Agent Comments

## Comparable Properties



**9 Linda Dr RINGWOOD 3134 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$910,000

**Method:** Private Sale

**Date:** 01/05/2025

**Property Type:** House

**Land Size:** 711 sqm approx



**19 Sunhill Av RINGWOOD 3134 (REI/VG)**

Agent Comments

3 1 1

**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

2 1 2

**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