

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

4/75 MAIDSTONE STREET 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

or range
between

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

35A THOMAS STREET RINGWOOD VIC 3134	\$730,000	09-Apr-25
1/8 GREENWOOD AVENUE RINGWOOD VIC 3134	\$770,000	24-Jun-25
2/26 HOPETOUN STREET MITCHAM VIC 3132	\$825,000	14-Jan-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: 09 July 2025



**35A THOMAS STREET RINGWOOD
VIC 3134**

2 1 1

Sold Price

\$730,000

Sold Date

09-Apr-25

Distance

1.54km



**1/8 GREENWOOD AVENUE
RINGWOOD VIC 3134**

2 1 1

Sold Price

^{RS}**\$770,000**

Sold Date

24-Jun-25

Distance

1.61km



**2/26 HOPETOUN STREET
MITCHAM VIC 3132**

2 1 1

Sold Price

\$825,000

Sold Date

14-Jan-25

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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