Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1/376 Maroondah Highway, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between \$830,000	&	\$880,000
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Median sale price

Median price	\$1,030,500	Pro	perty Type	House		Suburb	Ringwood
Period - From	01/07/2025	to	30/09/2025		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

Address of comparable property		Price	Date of sale
1	2/66 Oban Rd RINGWOOD 3134	\$825,000	24/09/2025
2	1/21 Mullum Mullum Rd RINGWOOD 3134	\$781,000	19/07/2025
3	3/8 Shasta Av RINGWOOD EAST 3135	\$850,000	06/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/11/2025 17:29













Property Type: House (Res) Land Size: 296 sqm approx

Agent Comments

Indicative Selling Price \$830,000 - \$880,000 **Median House Price**

September quarter 2025: \$1,030,500

Comparable Properties



2/66 Oban Rd RINGWOOD 3134 (REI)





Agent Comments

Price: \$825,000 Method: Private Sale Date: 24/09/2025 Property Type: Unit

Land Size: 224 sqm approx

1/21 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)





Agent Comments

Price: \$781,000 Method: Auction Sale Date: 19/07/2025 Property Type: Unit

Land Size: 364 sqm approx

3/8 Shasta Av RINGWOOD EAST 3135 (REI/VG)





Price: \$850,000 Method: Private Sale Date: 06/07/2025 Property Type: Unit

Land Size: 300 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



