

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

8/344 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Range between \$400,000

&

\$435,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb Ringwood

Period - From 01/01/2025

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	41/280 Maroondah Hwy RINGWOOD 3134	\$440,000	03/04/2025
2	31/280 Maroondah Hwy RINGWOOD 3134	\$405,000	18/02/2025
3			

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:

20/05/2025 10:42



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$400,000 - \$435,000
Median Unit Price
March quarter 2025: \$560,000

Comparable Properties



41/280 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000
Method: Private Sale
Date: 03/04/2025
Property Type: Apartment



31/280 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$405,000
Method: Private Sale
Date: 18/02/2025
Property Type: Apartment

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.