

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

7/344 MAROONDAH HIGHWAY 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

6/344 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$430,000	16-May-24
8/344 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$425,000	04-Jun-25
26/344 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$465,050	23-Apr-24

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: 22 August 2025



**6/344 MAROONDAH HIGHWAY
RINGWOOD VIC 3134**

 2  1  1

Sold Price **\$430,000** Sold Date **16-May-24**

Distance **0km**



**8/344 MAROONDAH HIGHWAY
RINGWOOD VIC 3134**

 2  1  1

Sold Price **\$425,000** Sold Date **04-Jun-25**

Distance **0km**



**26/344 MAROONDAH HIGHWAY
RINGWOOD VIC 3134**

 2  1  1

Sold Price **\$465,050** Sold Date **23-Apr-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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