

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

4/326-328 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Range between \$635,000 & \$695,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Ringwood

Period - From 18/09/2025 to 17/09/2026 Source Property Data

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	2/40 William St RINGWOOD 3134	\$660,000	16/09/2026
2	2/40 Andrew St RINGWOOD 3134	\$680,500	01/05/2026
3	3/2-4 David St RINGWOOD 3134	\$680,000	31/03/2026

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:

18/09/2026 15:06

4/326-328 Maroondah Highway, Ringwood Vic 3134



2 2 1

Property Type: Unit
Land Size: 148 sqm approx
Agent Comments

Indicative Selling Price
\$635,000 - \$695,000
Median Unit Price
18/09/2025 - 17/09/2026: \$645,000

Comparable Properties



2/40 William St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Private Sale
Date: 16/09/2026
Property Type: Unit



2/40 Andrew St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$680,500
Method: Private Sale
Date: 01/05/2026
Property Type: Unit
Land Size: 144 sqm approx



3/2-4 David St RINGWOOD 3134 (REI)

Agent Comments

2 1 2

Price: \$680,000
Method: Private Sale
Date: 31/03/2026
Property Type: Unit

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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