

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

4/377 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$649,550

Property Type Unit

Suburb Ringwood

Period - From 01/04/2025

to

31/03/2026

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	1/135a Warrandyte Rd RINGWOOD NORTH 3134	\$720,000	05/06/2026
2	8/76-78 Oban Rd RINGWOOD 3134	\$725,000	11/02/2026
3	4/100 Dublin Rd RINGWOOD EAST 3135	\$762,000	28/01/2026

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:

22/06/2026 11:40



3 2 2

Property Type: Unit
Land Size: 322 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
Year ending March 2026: \$649,550

Comparable Properties



1/135a Warrandyte Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

3 2 4

Price: \$720,000
Method: Private Sale
Date: 05/06/2026
Property Type: Unit
Land Size: 264 sqm approx



8/76-78 Oban Rd RINGWOOD 3134 (REI)

Agent Comments

3 1 1

Price: \$725,000
Method: Private Sale
Date: 11/02/2026
Property Type: Unit
Land Size: 281 sqm approx



4/100 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 1

Price: \$762,000
Method: Private Sale
Date: 28/01/2026
Property Type: Townhouse (Single)

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