

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

39 Maidstone Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,043,000

Property Type House

Suburb Ringwood

Period - From 06/08/2025

to

05/08/2026

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	274 Wantirna Rd WANTIRNA 3152	\$950,000	18/06/2026
2	96 New St RINGWOOD 3134	\$1,000,000	30/05/2026
3	21 Jarma Rd HEATHMONT 3135	\$930,000	23/04/2026

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:

06/08/2026 15:50



Property Type: House
Land Size: 1002 sqm approx
Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 06/08/2025 - 05/08/2026: \$1,043,000

Comparable Properties



274 Wantirna Rd WANTIRNA 3152 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 18/06/2026
Property Type: House (Res)
Land Size: 728 sqm approx



96 New St RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 867 sqm approx



21 Jarma Rd HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$930,000
Method: Private Sale
Date: 23/04/2026
Property Type: House (Res)
Land Size: 738 sqm approx

Account - Barry Plant | P: 03 9722 7166