

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

407/92 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price

\$598,000

Property Type

Unit

Suburb

Ringwood

Period - From

26/02/2025

to

25/02/2026

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.

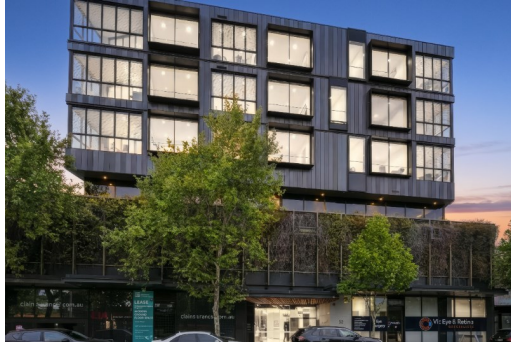
	Address of comparable property	Price	Date of sale
1	310/92 Maroondah Hwy RINGWOOD 3134	\$505,000	24/11/2025
2	502/92 Maroondah Hwy RINGWOOD 3134	\$475,000	11/11/2025
3	309/92 Maroondah Hwy RINGWOOD 3134	\$475,000	26/10/2025

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:

26/02/2026 16:33



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

26/02/2025 - 25/02/2026: \$598,000

Comparable Properties



310/92 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

 2  2  1

Price: \$505,000

Method: Private Sale

Date: 24/11/2025

Property Type: Apartment

502/92 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$475,000

Method: Private Sale

Date: 11/11/2025

Property Type: Apartment



309/92 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

 2  2  1

Price: \$475,000

Method: Private Sale

Date: 26/10/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355