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	410/92 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Range between $520,000 & $570,000

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	401/233 Maroondah Hwy RINGWOOD 3134	$525,000	21/05/2026
2	407/92 Maroondah Hwy RINGWOOD 3134	$555,000	23/03/2026
3	6/11 Bourke St RINGWOOD 3134	$580,000	03/03/2026

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.~~

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410/92 Maroondah Highway, Ringwood Vic 3134

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median Unit Price
Year ending March 2026: $649,550

Comparable Properties



401/233 Maroondah Hwy RINGWOOD 3134 (REI)

2 2 1

Price: $525,000
Method: Private Sale
Date: 21/05/2026
Property Type: Apartment

Agent Comments



407/92 Maroondah Hwy RINGWOOD 3134 (REI/VG)

2 2 1

Price: $555,000
Method: Private Sale
Date: 23/03/2026
Property Type: Apartment

Agent Comments



6/11 Bourke St RINGWOOD 3134 (REI/VG)

2 2 1

Price: $580,000
Method: Private Sale
Date: 03/03/2026
Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000

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