

## 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

428 MAROONDAH HIGHWAY RINGWOOD EAST VIC 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,500

Property type

Unit

Suburb

Ringwood East

Period-from

2 Sep 2025

to

2 Mar 2026

Source

Cotality

### 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 6 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 VELMA GROVE RINGWOOD EAST VIC 3135	\$1,030,000	05-Dec-25
4/33 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$1,065,000	13-Dec-25
2/36 SUNBEAM AVENUE RINGWOOD EAST VIC 3135	\$1,078,000	09-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 02 March 2026