

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

2/7 Maurine Court, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$812,500 Property Type Unit Suburb Ringwood North

Period - From 01/01/2025 to 31/12/2025 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	2/2 Linden Rd RINGWOOD NORTH 3134	\$1,135,000	17/01/2026
2			
3			

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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Property Type: House Block and Other vacant land
Land Size: 839 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
Year ending December 2025: \$812,500

Comparable Properties

2/2 Linden Rd RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$1,135,000
Method:
Date: 17/01/2026
Property Type: House

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.