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: 2/6 Maidstone Street, Ringwood Vic 3134

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,072,500 Property Type House Suburb Ringwood

Period - From 01/10/2025 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	2a Dresden Av HEATHMONT 3135	$1,300,500	07/02/2026
2	1/14 City Rd RINGWOOD 3134	$1,320,000	05/12/2025
3	1/42 Arlington St RINGWOOD 3134	$1,252,000	20/09/2025

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: 24/02/2026 13:30

JellisCraig

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Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
December quarter 2025: $1,072,500



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2a Dresden Av HEATHMONT 3135 (REI)

4 2 2

Price: $1,300,500
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 321 sqm approx

Agent Comments



1/14 City Rd RINGWOOD 3134 (REI)

4 3 2

Price: $1,320,000
Method: Private Sale
Date: 05/12/2025
Property Type: Townhouse (Single)

Agent Comments



1/42 Arlington St RINGWOOD 3134 (REI/VG)

4 3 2

Price: $1,252,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 282 sqm approx

Agent Comments

REIV THE DIFFERENCE

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