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: 3 Kubba Road, Ringwood North Vic 3134

Indicative selling price

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

Single price: $1,400,000

Median sale price

Median price: $1,279,000 Property Type: House Suburb: Ringwood North

Period - From: 01/07/2025 to: 30/09/2025 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	70 Melview Dr RINGWOOD NORTH 3134	$1,410,000	29/11/2025
2	13 Hygeia Pde RINGWOOD NORTH 3134	$1,355,000	06/09/2025
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.

This Statement of Information was prepared on: 09/12/2025 11:04

3 Kubba Road, Ringwood North Vic 3134

JellisCraig

Joseph Corsi
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Indicative Selling Price
$1,400,000
Median House Price
September quarter 2025: $1,279,000



4 2 5

Property Type: House
Land Size: 912 sqm approx

Agent Comments

Comparable Properties



70 Melview Dr RINGWOOD NORTH 3134 (REI)

4 2 3

Price: $1,410,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



13 Hygeia Pde RINGWOOD NORTH 3134 (REI/VG)

4 2 1

Price: $1,355,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 850 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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