

# 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

95 Kubis Drive, Ringwood North Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,240,000

Property Type House

Suburb Ringwood North

Period - From 01/01/2025

to

31/03/2025

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	46 Kubis Dr RINGWOOD NORTH 3134	\$1,290,000	14/05/2025
2	16 Rudolf Ct RINGWOOD NORTH 3134	\$1,300,000	15/04/2025
3	28 Cormistom Rd RINGWOOD NORTH 3134	\$1,290,000	01/03/2025

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:

26/06/2025 13:39



3 2 2

**Property Type:** House  
**Land Size:** 786 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 March quarter 2025: \$1,240,000

## Comparable Properties



**46 Kubis Dr RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 14/05/2025  
**Property Type:** House  
**Land Size:** 662 sqm approx



**16 Rudolf Ct RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

4 3 3

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 15/04/2025  
**Property Type:** House (Res)  
**Land Size:** 880 sqm approx



**28 Cormistom Rd RINGWOOD NORTH 3134 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,290,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx

**Account - Barry Plant | P: 03 9722 7166**