

# 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

13 Karima Court, 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,272,500

Property Type House

Suburb Ringwood North

Period - From 01/07/2025

to

30/06/2026

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 | 6 Tania PI RINGWOOD NORTH 3134    | \$1,002,000 | 01/09/2026   |
| 2 | 24 Cantala Cr RINGWOOD NORTH 3134 | \$1,060,000 | 19/06/2026   |
| 3 | 4 Braimton CI RINGWOOD NORTH 3134 | \$1,160,000 | 02/05/2026   |

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:

28/09/2026 12:08



4 2 2

**Property Type:** House  
**Land Size:** 782 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
Year ending June 2026: \$1,272,500

## Comparable Properties



**6 Tania Pl RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,002,000  
**Method:** Private Sale  
**Date:** 01/09/2026  
**Property Type:** House  
**Land Size:** 796 sqm approx



**24 Cantala Cr RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 19/06/2026  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**4 Braimton Ct RINGWOOD NORTH 3134 (REI)**

**Agent Comments**

4 3 1

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 02/05/2026  
**Property Type:** House (Res)  
**Land Size:** 928 sqm approx