

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

24 Cantala Crescent, Ringwood North Vic 3134

Indicative selling price

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

Range between \$990,000

&

\$1,085,000

Median sale price

Median price \$1,260,000

Property Type House

Suburb Ringwood North

Period - From 01/04/2025

to 31/03/2026

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	55 Evelyn Rd RINGWOOD NORTH 3134	\$1,065,000	14/03/2026
2	11 Avalon Gr RINGWOOD NORTH 3134	\$980,011	04/12/2025
3	30 Evelyn Rd RINGWOOD NORTH 3134	\$1,122,000	02/12/2025

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:

01/06/2026 12:42

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Indicative Selling Price

\$990,000 - \$1,085,000

Median House Price

Year ending March 2026: \$1,260,000



4 2 2

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



55 Evelyn Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

3 1 2

Price: \$1,065,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 1341 sqm approx



11 Avalon Gr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

5 3 -

Price: \$980,011

Method: Private Sale

Date: 04/12/2025

Property Type: House

Land Size: 850 sqm approx



30 Evelyn Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

4 3 2

Price: \$1,122,000

Method: Private Sale

Date: 02/12/2025

Property Type: House (Res)

Land Size: 960 sqm approx

Account - Jellis Craig | P: 03 9870 6211