

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

69 Kubis Drive, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,105,000

Property Type House

Suburb Ringwood

Period - From 01/04/2026

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	3 Barook Ct RINGWOOD NORTH 3134	\$1,200,000	07/08/2026
2	36 Kubis Dr RINGWOOD NORTH 3134	\$1,228,000	01/04/2026
3	20 Rudolf Ct RINGWOOD NORTH 3134	\$1,192,500	24/03/2026

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:

04/09/2026 14:15

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2026: \$1,105,000



 4  2  2

Property Type: House

Land Size: 861 sqm approx

Agent Comments

Comparable Properties



3 Barook Ct RINGWOOD NORTH 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 07/08/2026

Property Type: House

Land Size: 941 sqm approx



36 Kubis Dr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,228,000

Method: Private Sale

Date: 01/04/2026

Property Type: House

Land Size: 676 sqm approx



20 Rudolf Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,192,500

Method: Private Sale

Date: 24/03/2026

Property Type: House

Land Size: 732 sqm approx

Account - Jellis Craig | P: 03 8841 4888