

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

8 Jull Parade, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,220,000

&

\$1,320,000

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	79 Tortice Dr RINGWOOD NORTH 3134	\$1,285,000	22/04/2026
2	36 Kubis Dr RINGWOOD NORTH 3134	\$1,228,000	01/04/2026
3	3 Gwenmay Ct RINGWOOD NORTH 3134	\$1,275,000	02/03/2026

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:

11/08/2026 14:11

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4 2 2

Property Type: House

Land Size: 835 sqm approx

Agent Comments

Indicative Selling Price

\$1,220,000 - \$1,320,000

Median House Price

Year ending June 2026: \$1,272,500

Comparable Properties



79 Tortice Dr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,285,000

Method: Private Sale

Date: 22/04/2026

Property Type: House

Land Size: 785 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



3 Gwenmay Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,275,000

Method: Private Sale

Date: 02/03/2026

Property Type: House

Land Size: 719 sqm approx

Account - Jellis Craig | P: 03 9870 6211