

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 KUBBA ROAD RINGWOOD NORTH VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,243,000

Property type

House

Suburb

Ringwood North

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

5 GIANA COURT RINGWOOD NORTH VIC 3134	\$1,080,000	31-Oct-25
39 CANTALA CRESCENT RINGWOOD NORTH VIC 3134	\$1,101,000	18-Jun-25
43A SUMMIT CRESCENT RINGWOOD NORTH VIC 3134	\$1,022,000	24-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 22 March 2026



5 GIANA COURT RINGWOOD NORTH VIC 3134

 3
  1
  1

Sold Price **\$1,080,000** Sold Date **31-Oct-25**

Distance **0.14km**



39 CANTALA CRESCENT RINGWOOD NORTH VIC 3134

 4
  2
  2

Sold Price **\$1,101,000** Sold Date **18-Jun-25**

Distance **0.24km**



43A SUMMIT CRESCENT RINGWOOD NORTH VIC 3134

 3
  2
  2

Sold Price **\$1,022,000** Sold Date **24-Oct-25**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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