

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

1 Jull Parade, Ringwood North Vic 3134

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Ringwood North

Period - From 01/01/2025 to 31/12/2025 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	5 Wyndarra Ct RINGWOOD 3134	\$1,528,000	05/12/2025
2	6 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,520,000	07/11/2025
3	4 Glanfield Ct RINGWOOD NORTH 3134	\$1,560,000	06/11/2025

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:

04/03/2026 12:41



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Property Type: House
Land Size: 643 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 Year ending December 2025: \$1,265,000

Comparable Properties



5 Wyndarra Ct RINGWOOD 3134 (REI)

Agent Comments

 4
  2
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Price: \$1,528,000
Method: Auction Sale
Date: 05/12/2025
Property Type: House (Res)
Land Size: 896 sqm approx



6 Old Warrandyte Rd RINGWOOD NORTH 3134 (REI)

Agent Comments

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Price: \$1,520,000
Method: Private Sale
Date: 07/11/2025
Property Type: House
Land Size: 1166 sqm approx



4 Glanfield Ct RINGWOOD NORTH 3134 (REI)

Agent Comments

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Price: \$1,560,000
Method: Private Sale
Date: 06/11/2025
Property Type: House
Land Size: 708 sqm approx

Account - Marshall White | P: 03 9822 9999