

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 4 Braimton Close, Ringwood North 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 \$1,260,000 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	36 Kubis Dr RINGWOOD NORTH 3134	\$1,228,000	01/04/2026
2	28 Terrigal CI RINGWOOD NORTH 3134	\$1,264,500	03/03/2026
3	2 Werac Dr RINGWOOD NORTH 3134	\$1,158,000	18/02/2026

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: 14/04/2026 14:36



Property Type: House

Land Size: 928 sqm approx

Agent Comments

Comparable Properties



36 Kubis Dr RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$1,228,000

Method: Private Sale

Date: 01/04/2026

Property Type: House

Land Size: 676 sqm approx



28 Terrigal Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$1,264,500

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 789 sqm approx



2 Werac Dr RINGWOOD NORTH 3134 (REI/VG)

Agent Comments



Price: \$1,158,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Land Size: 573 sqm approx