Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

16/57 Patterson Street, Ringwood East Vic 3135
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Indicative selling price

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

Range between \$685,000	&	\$750,000
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Median sale price

Median price	\$802,000	Pro	perty Type	Jnit		Suburb	Ringwood East
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	14/9-11 Mines Rd RINGWOOD EAST 3135	\$720,000	04/08/2025
2	1/44 Beaufort Rd CROYDON 3136	\$686,900	11/06/2025
3	1/19 Wenwood St RINGWOOD EAST 3135	\$735,800	14/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/10/2025 11:58













Property Type: Agent Comments

Indicative Selling Price \$685,000 - \$750,000 **Median Unit Price** September quarter 2025: \$802,000

Comparable Properties



14/9-11 Mines Rd RINGWOOD EAST 3135 (REI)



Agent Comments

Price: \$720,000 Method: Private Sale Date: 04/08/2025 Property Type: Unit



1/44 Beaufort Rd CROYDON 3136 (REI/VG)

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Agent Comments

Agent Comments

Price: \$686,900 Method: Private Sale Date: 11/06/2025 Property Type: Unit



1/19 Wenwood St RINGWOOD EAST 3135 (REI/VG)





Price: \$735,800 Method: Private Sale Date: 14/05/2025 Property Type: Unit

Land Size: 233 sqm approx

Account - Barry Plant | P: 03 9722 7166





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