

# 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

13A Patterson Street, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$660,000

### Median sale price

Median price \$1,051,000

Property Type House

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	Price	Date of sale
1	6/31 Patterson St RINGWOOD EAST 3135	\$603,000	04/10/2025
2	8/82 Ringwood St RINGWOOD 3134	\$650,000	20/06/2025
3			

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:

04/12/2025 08:59

3   1   1

**Property Type:** House  
**Land Size:** 442 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median House Price**  
September quarter 2025: \$1,051,000

## Comparable Properties



6/31 Patterson St RINGWOOD EAST 3135 (REI/VG)

[Agent Comments](#)

2   1   1

**Price:** \$603,000  
**Method:** Private Sale  
**Date:** 04/10/2025  
**Property Type:** Unit



8/82 Ringwood St RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

3   1   1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 20/06/2025  
**Property Type:** Unit  
**Land Size:** 177 sqm approx

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.