

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

16/57 Patterson Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$685,000

&

\$750,000

Median sale price

Median price \$887,500

Property Type Townhouse

Suburb Ringwood East

Period - From 11/12/2024

to

10/12/2025

Source

Property Data

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	4/3 Best St RINGWOOD 3134	\$710,000	27/11/2025
2	4/67 Patterson St RINGWOOD EAST 3135	\$695,000	10/11/2025
3	4/8 Alexandra Rd RINGWOOD EAST 3135	\$742,000	11/10/2025

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:

11/12/2025 12:38



 2  1  1

Rooms: 5

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$685,000 - \$750,000

Median Townhouse Price

11/12/2024 - 10/12/2025: \$887,500

Comparable Properties



4/3 Best St RINGWOOD 3134 (REI)

Agent Comments

 2  1  2

Price: \$710,000

Method: Private Sale

Date: 27/11/2025

Property Type: Unit



4/67 Patterson St RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$695,000

Method: Private Sale

Date: 10/11/2025

Property Type: Unit

Land Size: 162 sqm approx



4/8 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  2

Price: \$742,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Unit

Account - Barry Plant | P: 03 9722 7166