

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

1/21 Patterson Street, Ringwood East Vic 3135

Indicative selling price

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

Single price

\$670,000

Median sale price

Median price

\$775,000

Property Type

Unit

Suburb

Ringwood East

Period - From

01/10/2025

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	5/18 Freeman St RINGWOOD EAST 3135	\$655,000	10/12/2025
2	2/46 Sunbeam Av RINGWOOD EAST 3135	\$680,000	30/11/2025
3	5/24 Bedford Rd RINGWOOD 3134	\$671,000	27/08/2025

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:

29/01/2026 10:15



 2  1  2

Property Type: Unit
Land Size: 314 sqm approx
Agent Comments

Indicative Selling Price

\$670,000

Median Unit Price

December quarter 2025: \$775,000

Comparable Properties



5/18 Freeman St RINGWOOD EAST 3135 (VG)

Agent Comments

 2  -  -

Price: \$655,000
Method: Sale
Date: 10/12/2025
Property Type: Flat/Unit/Apartment (Res)



2/46 Sunbeam Av RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$680,000
Method: Private Sale
Date: 30/11/2025
Property Type: Unit
Land Size: 133 sqm approx



5/24 Bedford Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

Price: \$671,000
Method: Private Sale
Date: 27/08/2025
Property Type: Unit

Account - Barry Plant | P: 03 9722 7166