

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 103 Patterson Street, Ringwood East Vic 3135

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$990,000 Property Type House Suburb Ringwood East

Period - From 29/04/2025 to 28/04/2026 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 | 1/111 Dublin Rd RINGWOOD EAST 3135 | \$838,000 | 21/04/2026 |
| 2 | 1/22 Diana St CROYDON 3136 | \$848,371 | 17/02/2026 |
| 3 | 44 Eastfield Rd CROYDON SOUTH 3136 | \$830,000 | 01/11/2025 |

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: 29/04/2026 09:47



 3
  1
  2

Property Type: House
Land Size: 307 sqm approx
 Agent Comments

Indicative Selling Price
 \$845,000
Median House Price
 29/04/2025 - 28/04/2026: \$990,000

Comparable Properties



1/111 Dublin Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3
  1
  2

Price: \$838,000
Method: Private Sale
Date: 21/04/2026
Property Type: House
Land Size: 434 sqm approx



1/22 Diana St CROYDON 3136 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$848,371
Method: Private Sale
Date: 17/02/2026
Property Type: House (Res)
Land Size: 331 sqm approx



44 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 3
  1
  3

Price: \$830,000
Method: Private Sale
Date: 01/11/2025
Property Type: House
Land Size: 487 sqm approx

Account - Barry Plant | P: 03 9722 7166