

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

Range between \$770,000 & \$810,000

Median sale price

Median price \$733,750 Property Type Unit Suburb Ringwood East

Period - From 26/05/2025 to 25/05/2026 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	102 Eastfield Rd CROYDON SOUTH 3136	\$805,000	21/02/2026
2	29 Illoura Av RINGWOOD EAST 3135	\$805,000	17/02/2026
3	1/12 Sunbeam Av RINGWOOD EAST 3135	\$778,500	08/02/2026

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: 26/05/2026 14:06



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

Indicative Selling Price
 \$770,000 - \$810,000
Median Unit Price
 26/05/2025 - 25/05/2026: \$733,750

Comparable Properties



102 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments

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Price: \$805,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 416 sqm approx



29 Illoura Av RINGWOOD EAST 3135 (VG)

Agent Comments

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Price: \$805,000
Method: Sale
Date: 17/02/2026
Property Type: House (Res)
Land Size: 437 sqm approx



1/12 Sunbeam Av RINGWOOD EAST 3135 (VG)

Agent Comments

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Price: \$778,500
Method: Sale
Date: 08/02/2026
Property Type: House (Res)
Land Size: 328 sqm approx

Account - Barry Plant | P: 03 9722 7166