

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 \$740,000 & \$780,000

Median sale price

Median price \$738,900 Property Type Unit Suburb Ringwood East

Period - From 01/04/2025 to 31/03/2026 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	10/9-11 Mines Rd RINGWOOD EAST 3135	\$743,000	10/06/2026
2	139 Dublin Rd RINGWOOD EAST 3135	\$760,000	29/03/2026
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:

23/06/2026 14:09



3 1 2

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

Indicative Selling Price
 \$740,000 - \$780,000
Median Unit Price
 Year ending March 2026: \$738,900

Comparable Properties



10/9-11 Mines Rd RINGWOOD EAST 3135 (REI)

[Agent Comments](#)

3 1 1

Price: \$743,000
Method: Private Sale
Date: 10/06/2026
Property Type: Unit
Land Size: 295 sqm approx



139 Dublin Rd RINGWOOD EAST 3135 (REI)

[Agent Comments](#)

3 1 2

Price: \$760,000
Method: Private Sale
Date: 29/03/2026
Property Type: House (Res)
Land Size: 992 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