

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

1/21-23 Freeman Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Ringwood East

Period - From 12/08/2025

to

11/08/2026

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	4/63 Patterson St RINGWOOD EAST 3135	\$638,000	21/07/2026
2	2/26 Mt Dandenong Rd RINGWOOD EAST 3135	\$612,000	24/06/2026
3	2/61-63 Warrandyte Rd RINGWOOD 3134	\$630,000	14/04/2026

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:

12/08/2026 11:00



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
12/08/2025 - 11/08/2026: \$725,000

Comparable Properties



4/63 Patterson St RINGWOOD EAST 3135 (REI)

Agent Comments

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Price: \$638,000
Method: Private Sale
Date: 21/07/2026
Property Type: Unit
Land Size: 174 sqm approx



2/26 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$612,000
Method: Private Sale
Date: 24/06/2026
Property Type: Unit
Land Size: 159 sqm approx



2/61-63 Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments

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Price: \$630,000
Method: Private Sale
Date: 14/04/2026
Property Type: House

Account - Barry Plant | P: 03 9722 7166