

# 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

1/6 Charles Street, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$730,000

### 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	5/52 Mt Dandenong Rd RINGWOOD EAST 3135	\$645,000	19/03/2026
2	2/26-28 Rosedale Cr RINGWOOD EAST 3135	\$725,000	13/11/2025
3	4/67 Patterson St RINGWOOD EAST 3135	\$695,000	10/11/2025

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:

07/04/2026 13:52



 2    1    4

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$680,000 - \$730,000

**Median Unit Price**

December quarter 2025: \$775,000

## Comparable Properties



**5/52 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)**

**Agent Comments**

 2    1    2

**Price:** \$645,000

**Method:** Private Sale

**Date:** 19/03/2026

**Property Type:** Unit



**2/26-28 Rosedale Cr RINGWOOD EAST 3135 (REI)**

**Agent Comments**

 2    1    2

**Price:** \$725,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** House (Res)



**4/67 Patterson St RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 10/11/2025

**Property Type:** Unit

**Land Size:** 162 sqm approx

**Account - Barry Plant** | P: 03 9842 8888



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