

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

1/8 Eastfield Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$723,000 Property Type Unit Suburb Ringwood East

Period - From 14/09/2025 to 13/09/2026 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	103 Patterson St RINGWOOD EAST 3135	\$765,000	01/07/2026
2	2/27 Lois St RINGWOOD EAST 3135	\$880,000	06/06/2026
3	1/22 Mirabel Av RINGWOOD EAST 3135	\$920,000	12/03/2026

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: 14/09/2026 16:48



 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price

\$750,000 - \$795,000

Median Unit Price

14/09/2025 - 13/09/2026: \$723,000

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.

Comparable Properties



103 Patterson St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  2

Price: \$765,000

Method: Private Sale

Date: 01/07/2026

Property Type: House (Res)

Land Size: 307 sqm approx



2/27 Lois St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$880,000

Method: Auction Sale

Date: 06/06/2026

Property Type: Unit

Land Size: 409 sqm approx



1/22 Mirabel Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$920,000

Method: Private Sale

Date: 12/03/2026

Property Type: Townhouse (Single)

Land Size: 335 sqm approx

Account - Barry Plant | P: 03 9874 3355