

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

8/57 PATTERSON STREET RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$825,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Ringwood East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

6/10 CANTERBURY ROAD HEATHMONT VIC 3135	\$850,000	03-Jul-25
3/2 MIRABEL AVENUE RINGWOOD EAST VIC 3135	\$875,000	08-Mar-25
3/5 DYNES STREET RINGWOOD EAST VIC 3135	\$885,000	25-Mar-25

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 6 months.

This Statement of Information was prepared on: 10 July 2025



**6/10 CANTERBURY ROAD
HEATHMONT VIC 3135**

3 2 2

Sold Price

^{RS}

\$850,000

Sold Date

03-Jul-25

Distance

1.91km



**3/2 MIRABEL AVENUE RINGWOOD
EAST VIC 3135**

3 2 2

Sold Price

\$875,000

Sold Date

08-Mar-25

Distance

0.79km



**3/5 DYNES STREET RINGWOOD
EAST VIC 3135**

3 2 2

Sold Price

\$885,000

Sold Date

25-Mar-25

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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