

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

3/53 Patterson Street, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$905,000

Property Type

Townhouse

Suburb

Ringwood East

Period - From

21/11/2024

to

20/11/2025

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	6/3-5 Thomas St RINGWOOD 3134	\$710,000	11/10/2025
2	2/16 Bedford Ct HEATHMONT 3135	\$720,000	11/09/2025
3			

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:

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Indicative Selling Price

\$700,000 - \$750,000

Median Townhouse Price

21/11/2024 - 20/11/2025: \$905,000



2 2 1

Property Type: Townhouse

Agent Comments

Comparable Properties



6/3-5 Thomas St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$710,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)

2/16 Bedford Ct HEATHMONT 3135 (VG)

Agent Comments

2 - -

Price: \$720,000

Method: Sale

Date: 11/09/2025

Property Type: Flat/Unit/Apartment (Res)

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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