

# 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

4/13 Mines Road, 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 \$650,000 & \$695,000

### Median sale price

Median price \$738,900 Property Type Unit Suburb Ringwood East

Period - From 01/01/2025 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	1/69 Patterson St RINGWOOD EAST 3135	\$685,000	16/12/2025
2			
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.

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Brent Earney

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**Indicative Selling Price**

\$650,000 - \$695,000

**Median Unit Price**

Year ending December 2025: \$738,900



 3    1    1

**Property Type:** Unit

**Land Size:** 249 sqm approx

Agent Comments

## Comparable Properties



1/69 Patterson St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3    1    1

**Price:** \$685,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** House

**Land Size:** 287 sqm approx

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.