

## 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

6/57 PATTERSON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

4/210 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$827,500	24-Jan-26
1/2A OLIVER STREET RINGWOOD VIC 3134	\$840,000	10-Dec-25
3/18 CARCOOLA ROAD RINGWOOD EAST VIC 3135	\$850,000	07-Mar-26

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: 21 April 2026

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**4/210 BAYSWATER ROAD  
BAYSWATER NORTH VIC 3153**

 3  2  2

Sold Price **\$827,500** Sold Date **24-Jan-26**

Distance **1.91km**



**1/2A OLIVER STREET RINGWOOD  
VIC 3134**

 4  3  2

Sold Price **\$840,000** Sold Date **10-Dec-25**

Distance **0.98km**



**3/18 CARCOOLA ROAD  
RINGWOOD EAST VIC 3135**

 3  2  2

Sold Price <sup>RS</sup> **\$850,000** Sold Date **07-Mar-26**

Distance **1.4km**

RS = Recent sale UN = Undisclosed Sale

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