

# 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

103 Patterson Street, Ringwood East Vic 3135
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$780,000
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 & 

\$850,000
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### Median sale price

Median price 

\$990,000
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 Property Type 

House
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 Suburb 

Ringwood East
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Period - From 

01/04/2025
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 to 

31/03/2026
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 Source 

Property Data
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### 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	1/18 Hunter Ct RINGWOOD EAST 3135	\$827,000	17/03/2026
2	102 Eastfield Rd CROYDON SOUTH 3136	\$805,000	21/02/2026
3	2/4 Lois St RINGWOOD EAST 3135	\$848,000	06/12/2025

**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: 

01/04/2026 14:21
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3   1   2

**Property Type:** House  
**Land Size:** 307 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000 - \$850,000  
**Median House Price**  
 01/04/2025 - 31/03/2026: \$990,000

## Comparable Properties



**1/18 Hunter Ct RINGWOOD EAST 3135 (REI)**

Agent Comments

3   1   1

**Price:** \$827,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** House



**102 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$805,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 416 sqm approx



**2/4 Lois St RINGWOOD EAST 3135 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$848,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Unit

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