Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	69 Patterson Street, Ringwood East

Indicative selling price

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

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
2 & 4	$620,000	Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$674,280	Suburb	Ringwood East

Period - From	Dec 2024	To	Nov 2025	Source	Realestate.com

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
	2/24 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	$625,000	Sep 2nd 2025
	4/20-24 DUBLIN ROAD RINGWOOD EAST VIC 3135	$630,000	Aug 27th 2025
	8/43-45 WARRANDYTE ROAD RINGWOOD VIC 3134	$641,000	Sep 23rd 2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on:	December 18th, 2025