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<br>Including suburb and postcode | 4/33 Patterson Street, Ringwood East Vic 3135 |

## Indicative selling price

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

Range between $550,000 & $600,000

## Median sale price

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

Period - From 01/04/2025 to 31/03/2026 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 | 1/2 William St RINGWOOD 3134 | $597,000 | 09/04/2026 |
| 2 | 2/21 Federal Rd RINGWOOD EAST 3135 | $542,000 | 01/04/2026 |
| 3 | 1/73 Warrandyte Rd RINGWOOD 3134 | $615,000 | 20/03/2026 |

**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: 18/06/2026 12:22

# 4/33 Patterson Street, Ringwood East Vic 3135

JellisCraig

Alan Hodges
9870 6211
0402 767 200
alanhodges@jelliscraig.com.au




2 1 2

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$550,000 - $600,000
**Median Unit Price**
Year ending March 2026: $738,900

## Comparable Properties



**1/2 William St RINGWOOD 3134 (REI/VG)**

2 1 1

**Price:** $597,000
**Method:** Private Sale
**Date:** 09/04/2026
**Property Type:** Unit

Agent Comments



**2/21 Federal Rd RINGWOOD EAST 3135 (REI/VG)**

2 1 1

**Price:** $542,000
**Method:** Private Sale
**Date:** 01/04/2026
**Property Type:** Unit

Agent Comments



**1/73 Warrandyte Rd RINGWOOD 3134 (REI/VG)**

2 1 1

**Price:** $615,000
**Method:** Private Sale
**Date:** 20/03/2026
**Property Type:** Unit
**Land Size:** 130 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE | propertydata.com.au

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