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	4/63 Patterson Street, Ringwood East Vic 3135

Indicative selling price

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

Range between $580,000 & $620,000

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	6/4 Illoura Av RINGWOOD EAST 3135	$640,800	24/01/2026
2	3/29 Mt Dandenong Rd RINGWOOD EAST 3135	$610,000	20/01/2026
3	3/50 Warrandyte Rd RINGWOOD 3134	$625,000	14/01/2026

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 15:32

4/63 Patterson Street, Ringwood East Vic 3135

JellisCraig

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au



2 1 1

Property Type: Unit
Land Size: 174 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
Year ending March 2026: $738,900

Comparable Properties



6/4 Illoura Av RINGWOOD EAST 3135 (REI/VG)

2 1 1

Price: $640,800
Method: Auction Sale
Date: 24/01/2026
Property Type: Townhouse (Single)

Agent Comments



3/29 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

2 1 1

Price: $610,000
Method: Private Sale
Date: 20/01/2026
Property Type: Unit

Agent Comments



3/50 Warrandyte Rd RINGWOOD 3134 (REI/VG)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 14/01/2026
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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