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	9/3 Quat Quatta Avenue, Ripponlea Vic 3185

Indicative selling price

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

Range between $540,000 & $560,000

Median sale price

Median price $470,000 Property Type Unit Suburb Ripponlea

Period - From 01/07/2025 to 30/06/2026 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	3/75 Spenser St ST KILDA 3182	$555,000	05/07/2026
2	18/134 Brighton Rd RIPPONLEA 3185	$550,000	29/06/2026
3	8/84 Grosvenor St BALACLAVA 3183	$551,000	30/04/2026

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: 29/07/2026 15:15

9/3 Quat Quatta Avenue, Ripponlea Vic 3185



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$540,000 - $560,000
Median Unit Price
Year ending June 2026: $470,000

Comparable Properties



3/75 Spenser St ST KILDA 3182 (REI)

2 1 1

Price: $555,000
Method: Private Sale
Date: 05/07/2026
Property Type: Apartment

Agent Comments



18/134 Brighton Rd RIPPONLEA 3185 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 29/06/2026
Property Type: Apartment

Agent Comments



8/84 Grosvenor St BALACLAVA 3183 (VG)

2 - -

Price: $551,000
Method: Sale
Date: 30/04/2026
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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