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	18 Monkstadt Avenue, Ripponlea Vic 3185

Indicative selling price

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

Single price $2,600,000

Median sale price

Median price $1,790,000 Property Type House Suburb Ripponlea

Period - From 22/07/2023 to 21/07/2024 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	26 Rothesay Av ELWOOD 3184	$2,445,000	02/03/2024
2	1a Pullman Ct ST KILDA EAST 3183	$2,310,000	03/03/2024
3	5 Maryville St RIPPONLEA 3185	$2,230,000	26/05/2024

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: 22/07/2024 19:04

18 Monkstadt Avenue, Ripponlea Vic 3185

Sam Hobbs
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4 2

Property Type: House (Res)
Land Size: 476 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000
Median House Price
22/07/2023 - 21/07/2024: $1,790,000

Comparable Properties



26 Rothesay Av ELWOOD 3184 (REI)

3 1 2

Price: $2,445,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 440 sqm approx

Agent Comments



1a Pullman Ct ST KILDA EAST 3183 (REI/VG)

3 2 4

Price: $2,310,000
Method: Auction Sale
Date: 03/03/2024
Property Type: House (Res)
Land Size: 379 sqm approx

Agent Comments



5 Maryville St RIPPONLEA 3185 (REI)

3 1 2

Price: $2,230,000
Method: Auction Sale
Date: 26/05/2024
Property Type: House (Res)

Agent Comments

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