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	219a Hotham Street, Ripponlea Vic 3185

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,820,000 Property Type House Suburb Ripponlea

Period - From 21/11/2023 to 20/11/2024 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	77 Regent St ELSTERNWICK 3185	$1,136,500	29/09/2024
2	177 Ormond Rd ELWOOD 3184	$1,101,000	20/07/2024
3	59 Regent St ELSTERNWICK 3185	$1,150,000	06/07/2024

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: 21/11/2024 16:12

219a Hotham Street, Ripponlea Vic 3185



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
21/11/2023 - 20/11/2024: $1,820,000

Comparable Properties



77 Regent St ELSTERNWICK 3185 (REI/VG)

3 1 1

Price: $1,136,500
Method: Private Sale
Date: 29/09/2024
Property Type: House
Land Size: 273 sqm approx

Agent Comments



177 Ormond Rd ELWOOD 3184 (REI/VG)

3 1 -

Price: $1,101,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 206 sqm approx

Agent Comments



59 Regent St ELSTERNWICK 3185 (REI/VG)

3 1 -

Price: $1,150,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

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