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	11 Hotham Grove, Ripponlea VIC 3185

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,582,500 Property Type House Suburb Ripponlea

Period - From 15/11/2024 to 15/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
387 Kooyong Road Elsternwick VIC 3185	$1,645,000	19/03/2025
2 Kalymna Grove St Kilda East VIC 3183	$1,580,000	08/02/2025
9 Carrington Grove St Kilda East VIC 3183	$1,660,000	17/11/2024

This Statement of Information was prepared on: 16/05/2025