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	9/245 Hotham Street, Ripponlea Vic 3185

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $457,500 Property Type Unit Suburb Ripponlea

Period - From 01/04/2025 to 30/06/2025 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	8/4 Poets Gr ELWOOD 3184	$335,000	23/07/2025
2	17/24 Tennyson St ELWOOD 3184	$300,000	05/06/2025
3	7/84 Blessington St ST KILDA 3182	$302,500	13/03/2025

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: 12/08/2025 12:06

9/245 Hotham Street, Ripponlea Vic 3185

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
June quarter 2025: $457,500

Comparable Properties



8/4 Poets Gr ELWOOD 3184 (REI)

1 1 -

Price: $335,000
Method: Sold Before Auction
Date: 23/07/2025
Property Type: Apartment

Agent Comments



17/24 Tennyson St ELWOOD 3184 (REI/VG)

1 1 -

Price: $300,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment

Agent Comments



7/84 Blessington St ST KILDA 3182 (REI/VG)

1 1 -

Price: $302,500
Method: Sold Before Auction
Date: 13/03/2025
Property Type: Apartment

Agent Comments

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