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	3/24 Lyndon Street, Ripponlea Vic 3185

Indicative selling price

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

Single price $700,000

Median sale price

Median price $521,000 Property Type Unit Suburb Ripponlea

Period - From 01/09/2024 to 31/08/2025 Source Property Data

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	3/25 Linton St BALACLAVA 3183	$725,000	20/06/2025
2	4/88 Brighton Rd RIPPONLEA 3185	$710,000	27/03/2025
3	9/575 Inkerman Rd CAULFIELD NORTH 3161	$702,000	26/03/2025

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: 01/09/2025 10:13

3/24 Lyndon Street, Ripponlea Vic 3185

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2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$700,000
Median Unit Price
01/09/2024 - 31/08/2025: $521,000

Comparable Properties



3/25 Linton St BALACLAVA 3183 (REI)

3 1 1

Price: $725,000
Method: Private Sale
Date: 20/06/2025
Property Type: Unit

Agent Comments



4/88 Brighton Rd RIPPONLEA 3185 (REI/VG)

2 1 1

Price: $710,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: Apartment

Agent Comments



9/575 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $702,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: Apartment

Agent Comments

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