

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

19 Hotham Grove, Ripponlea Vic 3185

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,805,000 Property Type House Suburb Ripponlea

Period - From 01/01/2024 to 31/12/2024 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	2a Bayview St ELSTERNWICK 3185	\$1,900,000	24/01/2025
2	49 Wilgah St ST KILDA EAST 3183	\$2,030,000	09/11/2024
3	18 Docker St ELWOOD 3184	\$2,020,000	12/10/2024

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:

27/02/2025 11:27



 3 - 4  2  1

Property Type: House (Res)

Land Size: 236 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending December 2024: \$1,805,000

Comparable Properties



2a Bayview St ELSTERNWICK 3185 (REI)

Agent Comments

 4  2  2

Price: \$1,900,000

Method: Auction Sale

Date: 24/01/2025

Property Type: House



49 Wilgah St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,030,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 350 sqm approx



18 Docker St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,020,000

Method: Auction Sale

Date: 12/10/2024

Property Type: House (Res)

Land Size: 306 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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