

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 40 Lyndon Street, Ripponlea

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,800,000 Property type House Suburb Ripponlea
Period - From 01/10/2024 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
14 Hartington Street, Elsternwick	\$1,440,000	21/09/2024
6 Victoria Avenue, Elsternwick	\$1,395,000	26/09/2024
214 Hotham Street, Elsternwick	\$1,400,000	19/10/2024

This Statement of Information was prepared on: 26/02/2025