

# 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,549,000 or range between &

## 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
13 Smith St, St Kilda	\$1,610,000	16/11/2024
2 Kalymna Gr, St Kilda East	\$1,580,000	08/02/2025
8 Moore St, Elwood	\$1,510,000	29/10/2024

This Statement of Information was prepared on: 17/03/2025