Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	1/24 Lyndon Street, Ripponlea Vic 3185
Including suburb and	
postcode	

Indicative selling price

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

Trange between \$1,400,000 & \$1,000,000	Range between	\$1,480,000	&	\$1,600,000
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Median sale price

Median price	\$570,000	Pro	perty Type U	nit		Suburb	Ripponlea
Period - From	01/10/2024	to	30/09/2025	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3/13 Beavis St ELSTERNWICK 3185	\$1,560,000	23/10/2025
2	4/135-137 Ormond Esp ELWOOD 3184	\$1,610,000	11/07/2025
3			

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:	11/11/2025 14:13



Date of sale