

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

14/211 HOTHAM STREET RIPPONLEA VIC 3185

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

\$645,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,250

Property type

Unit

Suburb

Ripponlea

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

1/36 BURNS STREET ELWOOD VIC 3184	\$660,000	17-Jul-25
12/37 MELBY AVENUE ST KILDA EAST VIC 3183	\$685,000	13-Jun-25
3/11 GORDON AVENUE ELWOOD VIC 3184	\$695,000	25-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 12 November 2025



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1/36 BURNS STREET ELWOOD VIC 3184

Sold Price

\$660,000

Sold Date

17-Jul-25

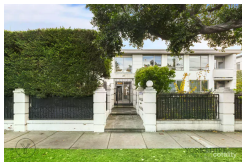
2

1

1

Distance

0.52km



12/37 MELBY AVENUE ST KILDA EAST VIC 3183

Sold Price

\$685,000

Sold Date

13-Jun-25

2

1

1

Distance

0.92km



3/11 GORDON AVENUE ELWOOD VIC 3184

Sold Price

^{RS} **\$695,000**

Sold Date

25-Sep-25

2

1

1

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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