

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

7/2 Erindale Avenue, Ripponlea Vic 3185

Indicative selling price

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

Single price

\$615,000

Median sale price

Median price

\$521,000

Property Type

Unit

Suburb

Ripponlea

Period - From

02/12/2024

to

01/12/2025

Source

Property Data

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	5/18 Westbury St ST KILDA EAST 3183	\$615,000	13/11/2025
2	1/2a Foster St ST KILDA 3182	\$615,000	07/11/2025
3	8/29 Sandham St ELSTERNWICK 3185	\$615,000	21/10/2025

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:

02/12/2025 09:30



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$615,000

Median Unit Price

02/12/2024 - 01/12/2025: \$521,000

Comparable Properties



5/18 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 2
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  -

Price: \$615,000

Method: Private Sale

Date: 13/11/2025

Property Type: Apartment



1/2a Foster St ST KILDA 3182 (REI/VG)

Agent Comments

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  -

Price: \$615,000

Method: Private Sale

Date: 07/11/2025

Property Type: Apartment



8/29 Sandham St ELSTERNWICK 3185 (REI/VG)

Agent Comments

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  1

Price: \$615,000

Method: Private Sale

Date: 21/10/2025

Property Type: Apartment

Land Size: 969 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372