### 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	7/2 Erindale Avenue, Ripponlea Vic 3185
Including suburb and	
postcode	

#### 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	Pro	perty Type Un	it	]	Suburb	Ripponlea
Period - From	02/12/2024	to	01/12/2025	So	ource	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

Add	dress 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 comparableproperties 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





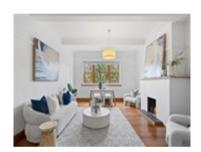




Property Type: Apartment **Agent Comments** 

**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)

Price: \$615,000 Method: Private Sale Date: 13/11/2025

Property Type: Apartment

**Agent Comments** 



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

2

**Agent Comments** 

Price: \$615,000 Method: Private Sale Date: 07/11/2025

Property Type: Apartment



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

Price: \$615,000

**Agent Comments** 

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





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