

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

3 Los Angeles Court, Ripponlea Vic 3185

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,582,500

Property Type

House

Suburb

Ripponlea

Period - From

24/03/2024

to

23/03/2025

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	6 Godfrey Av ST KILDA EAST 3183	\$1,600,000	12/03/2025
2	2 Kalymna Gr ST KILDA EAST 3183	\$1,580,000	08/02/2025
3	18 Fawkner St ST KILDA 3182	\$1,500,000	16/12/2024

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:

24/03/2025 10:49

Ruth Roberts
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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

24/03/2024 - 23/03/2025: \$1,582,500



3 2 1

Property Type: House

Agent Comments

Comparable Properties



6 Godfrey Av ST KILDA EAST 3183 (REI)

Agent Comments

3 1 -

Price: \$1,600,000

Method: Sold Before Auction

Date: 12/03/2025

Property Type: House (Res)



2 Kalyrna Gr ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$1,580,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 268 sqm approx



18 Fawkner St ST KILDA 3182 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Private Sale

Date: 16/12/2024

Property Type: House

Land Size: 303 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480