

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

44 Lyndon Street, 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 \$1,805,000 Property Type House Suburb Ripponlea

Period - From 01/01/2024 to 31/12/2024 Source 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 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	291 Orrong Rd ST KILDA EAST 3183	\$1,450,000	13/11/2024
2	15 Beavis St ELSTERNWICK 3185	\$1,600,000	20/10/2024
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.~~

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Sam Hobbs

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Indicative Selling Price

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

Median House Price

Year ending December 2024: \$1,805,000



Property Type:

Agent Comments

Comparable Properties



291 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 13/11/2024

Property Type: House

Land Size: 558 sqm approx



15 Beavis St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Auction Sale

Date: 20/10/2024

Property Type: House (Res)

Land Size: 533 sqm approx

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.

Account - Jellis Craig | P: 03 8644 5500



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