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 betweer	n \$1,450,000		&		\$1,550,000					
Median sale price										
Median price	\$1,805,000	Pro	Property Type		House		Suburb	Ripponlea		
Period - From	01/01/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

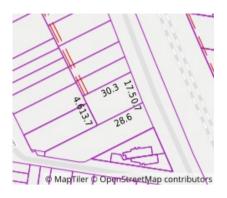
This Statement of Information was prepared on:

19/03/2025 13:39



44 Lyndon Street, Ripponlea Vic 3185

JellisCraig





Property Type: Agent Comments Sam Hobbs 386445500 0404 164 444 samhobbs@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending December 2024: \$1,805,000

Comparable Properties

291 Orrong Rd ST KILDA EAST 3183 (REI/VG) 3 1 2 Price: \$1,450,000 Method: Private Sale Date: 13/11/2024 Property Type: House Land Size: 558 sqm approx	Agent Comments
15 Beavis St ELSTERNWICK 3185 (REI/VG) 1 3 1 1 1 <t< td=""><td>Agent Comments</td></t<>	Agent Comments

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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