

# 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

11/245 Hotham Street, Ripponlea Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$290,000 & \$319,000

### Median sale price

Median price \$453,500 Property Type Unit Suburb Ripponlea

Period - From 01/10/2025 to 31/12/2025 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	46/6-8 Glen Eira Rd RIPPONLEA 3185	\$280,000	18/12/2025
2	6/305 Carlisle St BALACLAVA 3183	\$290,000	07/11/2025
3	4/8 Maryville St RIPPONLEA 3185	\$320,000	04/10/2025

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:

29/01/2026 12:54



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**46/6-8 Glen Eira Rd RIPPONLEA 3185 (REI)**

Agent Comments



**Price:** \$280,000

**Method:** Private Sale

**Date:** 18/12/2025

**Property Type:** Apartment



**6/305 Carlisle St BALACLAVA 3183 (REI/VG)**

Agent Comments



**Price:** \$290,000

**Method:** Private Sale

**Date:** 07/11/2025

**Property Type:** Apartment



**4/8 Maryville St RIPPONLEA 3185 (REI/VG)**

Agent Comments



**Price:** \$320,000

**Method:** Private Sale

**Date:** 04/10/2025

**Property Type:** Apartment