

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

4/245 Hotham Street, Ripponlea Vic 3185

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$521,000

Property Type

Unit

Suburb

Ripponlea

Period - From

23/12/2024

to

22/12/2025

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	4/37 Nepean Hwy ELSTERNWICK 3185	\$318,000	16/12/2025
2	2/6 Cardigan St ST KILDA EAST 3183	\$305,000	12/12/2025
3	9/245 Hotham St RIPPONLEA 3185	\$325,000	24/10/2025

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:

23/12/2025 09:44

Ruth Roberts
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1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000
Median Unit Price
23/12/2024 - 22/12/2025: \$521,000

Comparable Properties



4/37 Nepean Hwy ELSTERNWICK 3185 (REI)

[Agent Comments](#)

1 1 1

Price: \$318,000
Method: Private Sale
Date: 16/12/2025
Property Type: Apartment



2/6 Cardigan St ST KILDA EAST 3183 (REI)

[Agent Comments](#)

1 1 1

Price: \$305,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment



9/245 Hotham St RIPPONLEA 3185 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$325,000
Method: Private Sale
Date: 24/10/2025
Property Type: Apartment

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