

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

3/2 Erindale Avenue, Ripponlea Vic 3185

Indicative selling price

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

Range between \$580,000 & \$635,000

Median sale price

Median price \$505,000 Property Type Unit Suburb Ripponlea

Period - From 01/01/2025 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	7/2 Erindale Av RIPPONLEA 3185	\$599,000	10/12/2025
2	6/11 Hoddle St ELSTERNWICK 3185	\$627,000	27/11/2025
3	4/16-18 Vautier St ELWOOD 3184	\$627,500	13/09/2025

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:

19/02/2026 08:45



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



7/2 Erindale Av RIPPONLEA 3185 (RE/VG)

Agent Comments



Price: \$599,000

Method: Private Sale

Date: 10/12/2025

Property Type: Apartment



6/11 Hoddle St ELSTERNWICK 3185 (VG)

Agent Comments



Price: \$627,000

Method: Sale

Date: 27/11/2025

Property Type: Strata Unit/Flat



4/16-18 Vautier St ELWOOD 3184 (REI)

Agent Comments



Price: \$627,500

Method: Private Sale

Date: 13/09/2025

Property Type: Apartment