

# 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

27 Hotham Grove, 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 \$1,650,000 & \$1,800,000

### Median sale price

Median price \$1,825,500 Property Type House 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	34 Oak Gr RIPPONLEA 3185	\$1,690,000	30/11/2025
2	33 Foam St ELWOOD 3184	\$1,750,000	30/09/2025
3	67 Spray St ELWOOD 3184	\$1,800,000	01/09/2025

**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:

05/02/2026 18:19



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**Property Type:** House (Res)

**Land Size:** 355 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,800,000

**Median House Price**

Year ending December 2025: \$1,825,500

## Comparable Properties



**34 Oak Gr RIPPONLEA 3185 (REI)**

Agent Comments

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**Price:** \$1,690,000

**Method:** Auction Sale

**Date:** 30/11/2025

**Property Type:** House (Res)



**33 Foam St ELWOOD 3184 (REI/VG)**

Agent Comments

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**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 30/09/2025

**Property Type:** House (Res)

**Land Size:** 299 sqm approx



**67 Spray St ELWOOD 3184 (REI/VG)**

Agent Comments

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**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 01/09/2025

**Property Type:** House (Res)

**Land Size:** 351 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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