

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

1e Ripon Grove, Elsternwick Vic 3185

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$2,126,000 Property Type House Suburb Elsternwick

Period - From 01/04/2025 to 31/03/2026 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	60 William St BALACLAVA 3183	\$2,035,000	07/02/2026
2	44 Prahran Gr ELSTERNWICK 3185	\$1,925,000	19/01/2026
3	241 Hotham St RIPPONLEA 3185	\$2,000,000	19/11/2025

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:

13/05/2026 14:02

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4 3 -

Property Type: House
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000
Median House Price
Year ending March 2026: \$2,126,000

Comparable Properties



60 William St BALACLAVA 3183 (REI/VG)

Agent Comments

4 2 -

Price: \$2,035,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 198 sqm approx



44 Prahran Gr ELSTERNWICK 3185 (REI/VG)

Agent Comments

4 1 2

Price: \$1,925,000
Method: Private Sale
Date: 19/01/2026
Property Type: House
Land Size: 545 sqm approx



241 Hotham St RIPPONLEA 3185 (REI/VG)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House
Land Size: 260 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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