

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

2 Morres Street, Ripponlea Vic 3185

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,810,000

Property Type House

Suburb Ripponlea

Period - From 12/08/2025

to

11/08/2026

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	12 Los Angeles Ct RIPPONLEA 3185	\$1,930,000	31/05/2026
2	34 Leslie St ELSTERNWICK 3185	\$2,000,000	30/05/2026
3	17 Bayview St ELSTERNWICK 3185	\$1,880,000	22/03/2026

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:

12/08/2026 16:10



3
 2
 1

Rooms: 7

Property Type: House (Res)

Land Size: 491 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

12/08/2025 - 11/08/2026: \$1,810,000

Comparable Properties



12 Los Angeles Ct RIPPONLEA 3185 (REI/VG)

Agent Comments

3
 1
 3

Price: \$1,930,000

Method: Auction Sale

Date: 31/05/2026

Property Type: House (Res)

Land Size: 549 sqm approx



34 Leslie St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3
 2
 1

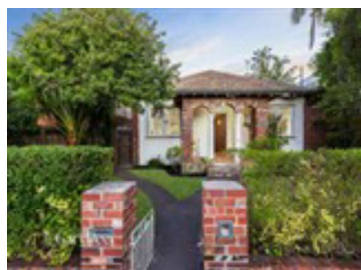
Price: \$2,000,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House

Land Size: 392 sqm approx



17 Bayview St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3
 2
 -

Price: \$1,880,000

Method: Auction Sale

Date: 22/03/2026

Property Type: House (Res)

Land Size: 407 sqm approx

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