

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 Erindale Avenue, Ripponlea Vic 3185

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,930,000

Property Type

House

Suburb

Ripponlea

Period - From

26/08/2025

to

25/08/2026

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 Main St ELSTERNWICK 3185	\$1,800,000	05/08/2026
2	11 Meredith St ELWOOD 3184	\$1,975,000	28/03/2026
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:

26/08/2026 10:59



 3  1  1

Property Type: House (Res)

Land Size: 387 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

26/08/2025 - 25/08/2026: \$1,930,000

Comparable Properties



12 Main St ELSTERNWICK 3185 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Private Sale

Date: 05/08/2026

Property Type: House (Res)

Land Size: 576 sqm approx



11 Meredith St ELWOOD 3184 (REI/VG)

Agent Comments

 3  1  1

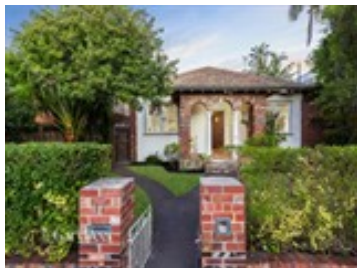
Price: \$1,975,000

Method: Sold Before Auction

Date: 28/03/2026

Property Type: House (Res)

Land Size: 309 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

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