

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

3/3 Quat Quatta Avenue, Ripponlea VIC 3185

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

Ripponlea

Period - From

04/11/2025

to

03/05/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11/245 Hotham St, Ripponlea Vic	\$307,000	31/03/2026
5/3 Quat Quatta Av, Ripponlea Vic	\$335,000	08/01/2026
7/37 Hotham St, St Kilda East Vic	\$321,750	17/02/2026

This Statement of Information was prepared on:

04/05/2026