

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

801A RIPON STREET SOUTH REDAN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Redan

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

904A RIPON STREET SOUTH REDAN VIC 3350	\$595,000	09-Dec-25
908 RIPON STREET SOUTH REDAN VIC 3350	\$574,750	18-Sep-25
201 BELL STREET REDAN VIC 3350	\$478,000	04-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 August 2026


**904A RIPON STREET SOUTH
REDAN VIC 3350**
 3  2  1

Sold Price

\$595,000

Sold Date **09-Dec-25**

Distance

0.26km

**908 RIPON STREET SOUTH REDAN
VIC 3350**
 3  1  3

Sold Price

\$574,750

Sold Date **18-Sep-25**

Distance

0.29km

201 BELL STREET REDAN VIC 3350
 3  1  1

Sold Price

\$478,000

Sold Date **04-Aug-25**

Distance

0.32km
RS = Recent sale

UN = Undisclosed Sale

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