

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

14 Quat Quatta Avenue, Ripponlea VIC 3185

Indicative selling price

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

Range between

\$3,850,000

&

\$4,200,000

Median sale price

Median price

\$1,825,500

Property Type

House

Suburb

Ripponlea

Period - From

01/10/2025

to

31/03/2026

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
57 St Georges Rd, Elsternwick Vic	\$4,010,000	06/12/2025
34 Riddell Pde, Elsternwick Vic	\$3,880,000	29/11/2025
29 Tennyson St, Elwood Vic	\$4,458,000	28/10/2025

This Statement of Information was prepared on:

01/04/2026