

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

20 BELL STREET RIPPONLEA VIC 3185

Indicative selling price

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

Single Price

or range
between

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

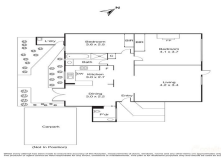
Date of sale

3/23 PINE AVENUE ELWOOD VIC 3184	\$833,000	16-Mar-26
G07/50-52 SOUTHEY STREET ELWOOD VIC 3184	\$800,000	03-Mar-26
1/23 PINE AVENUE ELWOOD VIC 3184	\$852,100	23-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 25 March 2026



3/23 PINE AVENUE ELWOOD VIC 3184

2 1 1

Sold Price

^{RS}

\$833,000

Sold Date

16-Mar-26

Distance

1.01km



G07/50-52 SOUTHEY STREET ELWOOD VIC 3184

2 2 -

Sold Price

^{RS}

\$800,000

Sold Date

03-Mar-26

Distance

0.9km



1/23 PINE AVENUE ELWOOD VIC 3184

2 1 2

Sold Price

^{RS}

\$852,100

^{UN}

Sold Date

23-Feb-26

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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