

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

18/162 BRIGHTON ROAD 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$504,500

Property type

Unit

Suburb

Ripponlea

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

11/144-146 BRIGHTON ROAD RIPPONLEA VIC 3185	\$521,000	24-Apr-25
12/89 HOTHAM STREET BALACLAVA VIC 3183	\$505,000	02-May-25
9/293 KOORYONG ROAD ELSTERNWICK VIC 3185	\$512,750	08-May-25

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: 30 June 2025



**11/144-146 BRIGHTON ROAD
RIPPONLEA VIC 3185**

2 1 1

Sold Price ^{RS} **\$521,000** ^{UN} Sold Date **24-Apr-25**

Distance **0.11km**

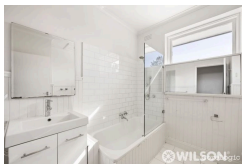


**12/89 HOTHAM STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **02-May-25**

Distance **1.57km**



**9/293 KOORYONG ROAD
ELSTERNWICK VIC 3185**

2 1 1

Sold Price ^{RS} **\$512,750** Sold Date **08-May-25**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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