

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

2/118 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$508,000

Property Type Unit

Suburb Ripponlea

Period - From 01/07/2024

to 30/06/2025

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/193 Brighton Rd ELWOOD 3184	\$540,000	28/06/2025
2	8/66-70 Grosvenor St BALACLAVA 3183	\$535,000	21/06/2025
3	9/293 Kooyong Rd ELSTERNWICK 3185	\$512,750	08/05/2025

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 six months.~~

This Statement of Information was prepared on:

22/07/2025 11:15



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2025: \$508,000

Comparable Properties



2/193 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$540,000

Method: Private Sale

Date: 28/06/2025

Property Type: Apartment



8/66-70 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

 2  1  1

Price: \$535,000

Method: Sold Before Auction

Date: 21/06/2025

Property Type: Apartment



9/293 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2  1  1

Price: \$512,750

Method: Private Sale

Date: 08/05/2025

Property Type: Apartment

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