

## 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

22/6-8 GLEN EIRA ROAD RIPPONLEA VIC 3185

### Indicative selling price

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

Single Price

\$465,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$594,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 Feb 2024

to

31 Jan 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

1/16 BYRON STREET ELWOOD VIC 3184	\$446,000	17-Oct-24
2/31 MOORE STREET ELWOOD VIC 3184	\$455,000	08-Aug-24
19/193 BRIGHTON ROAD ELWOOD VIC 3184	\$480,000	02-Sep-24

**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.

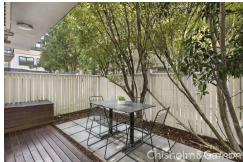
This Statement of Information was prepared on: 18 February 2025



**1/16 BYRON STREET ELWOOD VIC 3184** Sold Price **\$446,000** Sold Date **17-Oct-24**

 1  1  -

Distance **0.3km**



**2/31 MOORE STREET ELWOOD VIC 3184** Sold Price **\$455,000** Sold Date **08-Aug-24**

 1  1  -

Distance **0.34km**



**19/193 BRIGHTON ROAD ELWOOD VIC 3184** Sold Price **\$480,000** Sold Date **02-Sep-24**

 2  1  1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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