

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

11/144-146 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

\$630,000

Property Type

Unit

Suburb

Ripponlea

Period - From

01/01/2024

to

31/12/2024

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	11/195 Brighton Rd ELWOOD 3184	\$540,000	02/12/2024
2	4/217 Brighton Rd ELWOOD 3184	\$540,000	26/09/2024
3	3/102 Brighton Rd RIPPONLEA 3185	\$570,000	20/09/2024

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:

11/02/2025 11:17



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending December 2024: \$630,000

Comparable Properties



11/195 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$540,000
Method: Private Sale
Date: 02/12/2024
Property Type: Apartment



4/217 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$540,000
Method: Private Sale
Date: 26/09/2024
Property Type: Apartment



3/102 Brighton Rd RIPPONLEA 3185 (REI)

Agent Comments

 2  1  1

Price: \$570,000
Method: Auction Sale
Date: 20/09/2024
Property Type: Apartment