

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 104/126 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Single price \$340,000

Median sale price

Median price \$504,500 Property type Unit Suburb Ripponlea

Period - From 01/10/2024 to 31/12/2024 Source Property Data

Comparable property sales

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 17/15 Cardigan Street, ST KILDA EAST 3183	\$325,000	11/03/2025
2 11/568 New Street, BRIGHTON 3186	\$338,000	08/03/2025
3 204/173-177 Barkly Street, ST KILDA 3182	\$338,000	28/02/2025

This Statement of Information was prepared on: 21/03/2025