

# 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 106/126 Brighton Road, Ripponlea

## 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 \$  or range between \$330,000 & \$360,000

## Median sale price

Median price \$594,000 Property type Unit Suburb Ripponlea  
Period - From 01/10/2023 to 31/12/2023 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
6/62 Lansdowne Road, St Kilda East	\$317,000	25/03/2024
1/587 Glen Huntly Road, Elsternwick	\$321,000	12/02/2024
4/211 Hotham Street, Ripponlea	\$335,000	11/10/2023

**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: 02/04/2024