

# 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 10/162 Brighton Road, Ripponlea 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 \$ or range between \$360,000 & \$395,000

## Median sale price

Median price \$537,500 Property type Apartment Suburb Ripponlea

Period - From 01/03/2023 to 30/06/2023 Source REIV

## 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
12/77 Westbury Street, St Kilda East 3183	\$387,500	01/05/2023
11/41 Nepean Highway, Elsternwick 3185	\$370,000	13/05/2023
7/17 Herbert Street, St Kilda 3182	\$365,000	31/07/2023

This Statement of Information was prepared on: 16/08/2023