

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

18/162 BRIGHTON ROAD RIPPONLEA VIC 3185

Indicative selling price

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

Single Price

or range
between

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

10/9 MEADOW STREET ST KILDA EAST VIC 3183	\$475,000	04-Jul-25
5/53 HOTHAM STREET ST KILDA EAST VIC 3183	\$470,000	12-Aug-25
2/7 GOURLAY STREET BALACLAVA VIC 3183	\$460,000	20-Mar-25

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: 15 September 2025



**10/9 MEADOW STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

\$475,000

Sold Date

04-Jul-25

Distance

1.39km



**5/53 HOTHAM STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

^{RS} **\$470,000**

Sold Date

12-Aug-25

Distance

1.9km



**2/7 GOURLAY STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price

^{RS} **\$460,000**

Sold Date

20-Mar-25

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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