

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

22/6-8 GLEN EIRA 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

\$435,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

402/138 GLEN EIRA ROAD ELSTERNWICK VIC 3185	\$465,000	20-Feb-25
1/23 GOURLAY STREET BALACLAVA VIC 3183	\$465,000	22-Feb-25
1/65 TENNYSON STREET ELWOOD VIC 3184	\$475,000	09-Oct-24

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: 05 April 2025



**402/138 GLEN EIRA ROAD
ELSTERNWICK VIC 3185**

 1  1  1

Sold Price

\$465,000

Sold Date **20-Feb-25**

Distance **0.39km**



**1/23 GOURLAY STREET
BALACLAVA VIC 3183**

 2  1  -

Sold Price

Sold Date **22-Feb-25**

Distance **0.5km**



**1/65 TENNYSON STREET ELWOOD
VIC 3184**

 2  1  1

Sold Price

\$475,000

Sold Date **09-Oct-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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