

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

35/6-8 Glen Eira Road, Ripponlea Vic 3185

Indicative selling price

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

Range between

\$430,000

&

\$450,000

Median sale price

Median price

\$521,000

Property Type

Unit

Suburb

Ripponlea

Period - From

05/09/2024

to

04/09/2025

Source

Property Data

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
1	7/17 Wilgah St ST KILDA EAST 3183	\$442,000	28/08/2025
2	10/3 Quat Quatta Av RIPPONLEA 3185	\$442,000	27/06/2025
3	8/98 Grosvenor St BALACLAVA 3183	\$452,500	21/06/2025

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:

05/09/2025 09:37



Property Type: Company Share
Unit (ground level)

Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median Unit Price

05/09/2024 - 04/09/2025: \$521,000

Comparable Properties



7/17 Wilgah St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$442,000

Method: Sold Before Auction

Date: 28/08/2025

Property Type: Apartment



10/3 Quat Quatta Av RIPPONLEA 3185 (REI/VG)

Agent Comments



Price: \$442,000

Method: Sold Before Auction

Date: 27/06/2025

Property Type: Apartment



8/98 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$452,500

Method: Sold Before Auction

Date: 21/06/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372