

## 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

8/124 BRIGHTON ROAD RIPPONLEA VIC 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

\$490,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,500

Property type

Unit

Suburb

Ripponlea

Period-from

01 Dec 2024

to

30 Nov 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

22/6-8 GLEN EIRA ROAD RIPPONLEA VIC 3185	\$470,000	25-Sep-25
1/191 BRIGHTON ROAD ELWOOD VIC 3184	\$500,000	22-Aug-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: 12 December 2025



**22/6-8 GLEN EIRA ROAD  
 RIPPONLEA VIC 3185**

2 1 1

Sold Price **\$470,000** Sold Date **25-Sep-25**

Distance **0.34km**



**1/191 BRIGHTON ROAD ELWOOD  
 VIC 3184**

2 1 1

Sold Price **\$500,000** Sold Date **22-Aug-25**

Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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