

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

103/118 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$513,000 Property Type Unit Suburb Ripponlea

Period - From 19/02/2025 to 18/02/2026 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	8/109 Hotham St BALACLAVA 3183	\$522,250	08/12/2025
2	9/64 Broadway ELWOOD 3184	\$525,000	27/10/2025
3	2/64 Broadway ELWOOD 3184	\$495,000	23/10/2025

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:

19/02/2026 12:16



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
19/02/2025 - 18/02/2026: \$513,000

Comparable Properties



8/109 Hotham St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$522,250
Method: Private Sale
Date: 08/12/2025
Property Type: Apartment



9/64 Broadway ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 27/10/2025
Property Type: Apartment



2/64 Broadway ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment

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