

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 4/170 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$453,500 Property Type Unit Suburb Ripponlea

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 | 3/119 Brighton Rd ELWOOD 3184 | \$630,000 | 28/02/2026 |
| 2 | 5/195 Brighton Rd ELWOOD 3184 | \$625,000 | 05/02/2026 |
| 3 | 6/195 Brighton Rd ELWOOD 3184 | \$615,000 | 24/11/2025 |

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: 02/03/2026 12:35

4/170 Brighton Road, Ripponlea Vic 3185



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
December quarter 2025: \$453,500

Comparable Properties



3/119 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$630,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Apartment



5/195 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 05/02/2026
Property Type: Apartment



6/195 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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