

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

10/134 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between

\$330,000

&

\$350,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Ripponlea

Period - From

01/01/2026

to

31/03/2026

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	406/7 Belford St ST KILDA 3182	\$355,000	04/03/2026
2	5/3 Quat Quatta Av RIPPONLEA 3185	\$335,000	08/01/2026
3	7/46 Alexandra St ST KILDA EAST 3183	\$340,000	02/12/2025

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:

04/05/2026 13:44



 1
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Property Type:
Agent Comments

Indicative Selling Price
 \$330,000 - \$350,000
Median Unit Price
 March quarter 2026: \$560,000

Comparable Properties



406/7 Belford St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$355,000
Method: Private Sale
Date: 04/03/2026
Property Type: Apartment



5/3 Quat Quatta Av RIPPONLEA 3185 (REI)

Agent Comments

 1
  1
  1

Price: \$335,000
Method: Private Sale
Date: 08/01/2026
Property Type: Apartment



7/46 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

 1
  1
  1

Price: \$340,000
Method: Private Sale
Date: 02/12/2025
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300