

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

13/38 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$505,000

Property Type Unit

Suburb Ripponlea

Period - From 01/01/2025

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	15/64 Broadway ELWOOD 3184	\$565,000	16/03/2026
2	1/7 Cardigan St ST KILDA EAST 3183	\$555,000	15/03/2026
3	8/199 Hotham St RIPPONLEA 3185	\$560,000	12/03/2026

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:

02/04/2026 12:05



Property Type:
Agent Comments

Indicative Selling Price
\$525,000 - \$575,000
Median Unit Price
Year ending December 2025: \$505,000

Comparable Properties



15/64 Broadway ELWOOD 3184 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 16/03/2026
Property Type: Apartment



1/7 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$555,000
Method: Auction Sale
Date: 15/03/2026
Property Type: Apartment



8/199 Hotham St RIPPONLEA 3185 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 12/03/2026
Property Type: Apartment