

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

46/6-8 Glen Eira Road, Ripponlea Vic 3185

Indicative selling price

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

Range between \$280,000 & \$300,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Ripponlea

Period - From 01/10/2024

to 30/09/2025

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	11/40 Waterloo Cr ST KILDA 3182	\$290,000	04/09/2025
2	102/200 St Kilda Rd ST KILDA 3182	\$300,000	15/07/2025
3	17/24 Tennyson St ELWOOD 3184	\$300,000	05/06/2025

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:

29/10/2025 10:48



1
 1
 1

Rooms: 3

Property Type: Apartment

Land Size: 2945 sqm approx

Agent Comments

Indicative Selling Price

\$280,000 - \$300,000

Median Unit Price

Year ending September 2025: \$570,000

Comparable Properties



11/40 Waterloo Cr ST KILDA 3182 (REI/VG)

Agent Comments

1
 1
 1

Price: \$290,000

Method: Private Sale

Date: 04/09/2025

Property Type: Apartment



102/200 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments

1
 1
 1

Price: \$300,000

Method: Private Sale

Date: 15/07/2025

Property Type: Apartment



17/24 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

1
 1
 -

Price: \$300,000

Method: Private Sale

Date: 05/06/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336