Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	l for	sale
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Address	46/6-8 Glen Eira Road, Ripponlea Vic 3185
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$280,000 & \$300,000	Range between	\$280,000	&	\$300,000
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Median sale price

Median price	\$570,000	Pro	perty 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

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



Date of sale







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)

Price: \$290,000 Method: Private Sale Date: 04/09/2025

Property Type: Apartment

Agent Comments



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





Price: \$300,000 Method: Private Sale Date: 15/07/2025

Property Type: Apartment

Agent Comments



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



Price: \$300,000 Method: Private Sale Date: 05/06/2025

Property Type: Apartment

Agent Comments

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





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