Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	46/6-8 Glen Eira Road, Ripponlea Vic 3185
Including suburb and	
postcode	
•	

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$521,000	Pro	operty Type Unit	t		Suburb	Ripponlea
Period - From 25/11/2024	to	24/11/2025	Sou	urce	Property	/ Data

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

Address of comparable property		1 1100	Date of Sale
1	6/305 Carlisle St BALACLAVA 3183	\$290,000	07/11/2025
2	203/7 Belford St ST KILDA 3182	\$295,000	06/11/2025
3	11/40 Waterloo Cr ST KILDA 3182	\$290,000	04/09/2025

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:	25/11/2025 14:09



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$295,000 **Median Unit Price** 25/11/2024 - 24/11/2025: \$521,000

Comparable Properties



6/305 Carlisle St BALACLAVA 3183 (REI)

Price: \$290,000 Method: Private Sale Date: 07/11/2025

Property Type: Apartment

Agent Comments



203/7 Belford St ST KILDA 3182 (REI)





Price: \$295,000

Date: 06/11/2025 Property Type: Apartment

Method: Private Sale

Agent Comments



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

Price: \$290,000



Method: Private Sale Date: 04/09/2025

Property Type: Apartment

Agent Comments

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





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