

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

Single price

\$295,000

Median sale price

Median price

\$521,000

Property Type

Unit

Suburb

Ripponlea

Period - From

25/11/2024

to

24/11/2025

Source

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	Price	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



1 bed 1 bath 1 car

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)

Agent Comments

1 bed 1 bath 1 car

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



203/7 Belford St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$295,000
Method: Private Sale
Date: 06/11/2025
Property Type: Apartment



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

Agent Comments

1 bed 1 bath 1 car

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