

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

9/144-146 BRIGHTON ROAD RIPPONLEA VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

5/7A COLERIDGE STREET ELWOOD VIC 3184	\$600,000	11-Mar-26
7/2 ERINDALE AVENUE RIPPONLEA VIC 3185	\$599,000	10-Dec-25
5/195 BRIGHTON ROAD ELWOOD VIC 3184	\$625,000	05-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 26 May 2026



**5/7A COLERIDGE STREET
ELWOOD VIC 3184**

2 1 1

Sold Price **\$600,000** Sold Date **11-Mar-26**

Distance **0.22km**



**7/2 ERINDALE AVENUE
RIPPONLEA VIC 3185**

2 1 1

Sold Price **\$599,000** Sold Date **10-Dec-25**

Distance **0.32km**



**5/195 BRIGHTON ROAD ELWOOD
VIC 3184**

2 1 1

Sold Price **\$625,000** Sold Date **05-Feb-26**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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