

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

11/134 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Ripponlea

Period-from

01 Jul 2025

to

30 Jun 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

3/134 BRIGHTON ROAD RIPPONLEA VIC 3185	\$395,000	09-Jun-26
10/134 BRIGHTON ROAD RIPPONLEA VIC 3185	\$355,000	12-May-26
8/211 HOTHAM STREET RIPPONLEA VIC 3185	\$355,000	21-May-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: 06 July 2026

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**3/134 BRIGHTON ROAD
RIPPONLEA VIC 3185**

1 1 1

Sold Price

^{RS}

\$395,000

Sold Date

09-Jun-26

Distance

0km



**10/134 BRIGHTON ROAD
RIPPONLEA VIC 3185**

1 1 -

Sold Price

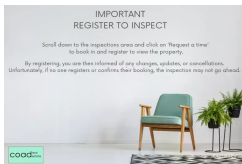
\$355,000

Sold Date

12-May-26

Distance

0km



**8/211 HOTHAM STREET
RIPPONLEA VIC 3185**

1 1 1

Sold Price

Sold Date

21-May-26

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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