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	8/120 Brighton Road, Ripponlea Vic 3185

Indicative selling price

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

Range between $580,000 & $630,000

Median sale price

Median price $470,000 Property Type Unit Suburb Ripponlea

Period - From 15/07/2025 to 14/07/2026 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	8/36 Byron St ELWOOD 3184	$615,000	24/06/2026
2	8/26 Docker St ELWOOD 3184	$587,500	15/05/2026
3	2/199 Brighton Rd ELWOOD 3184	$590,000	12/05/2026

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: 15/07/2026 11:53

8/120 Brighton Road, Ripponlea Vic 3185



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$580,000 - $630,000
Median Unit Price
15/07/2025 - 14/07/2026: $470,000

Comparable Properties



8/36 Byron St ELWOOD 3184 (REI)

2 1 1

Price: $615,000
Method: Private Sale
Date: 24/06/2026
Property Type: Apartment

Agent Comments



8/26 Docker St ELWOOD 3184 (REI/VG)

2 1 1

Price: $587,500
Method: Private Sale
Date: 15/05/2026
Property Type: Apartment

Agent Comments



2/199 Brighton Rd ELWOOD 3184 (REI)

2 1 -

Price: $590,000
Method: Private Sale
Date: 12/05/2026
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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