

# 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

14 Holmhurst Court, Brighton East Vic 3187
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$2,800,000
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 & 

\$2,990,000
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### Median sale price

Median price 

\$2,275,000
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 Property Type 

House
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 Suburb 

Brighton East
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Period - From 

01/04/2024
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 to 

30/06/2024
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 Source 

REIV
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### 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	1 Thomas St BRIGHTON EAST 3187	\$2,800,000	27/07/2024
2	6 Killeen Av BRIGHTON EAST 3187	\$3,000,000	26/06/2024
3	10 Garden Av BRIGHTON EAST 3187	\$2,905,000	01/06/2024

**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:

27/08/2024 11:28
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5   3   4

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 713 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,800,000 - \$2,990,000  
**Median House Price**  
 June quarter 2024: \$2,275,000

## Comparable Properties



**1 Thomas St BRIGHTON EAST 3187 (REI)**

Agent Comments

5   3   2

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 27/07/2024  
**Property Type:** House



**6 Killeen Av BRIGHTON EAST 3187 (REI)**

Agent Comments

4   2   2

**Price:** \$3,000,000  
**Method:** Private Sale  
**Date:** 26/06/2024  
**Property Type:** House  
**Land Size:** 697 sqm approx



**10 Garden Av BRIGHTON EAST 3187 (REI)**

Agent Comments

4   2   2

**Price:** \$2,905,000  
**Method:** Private Sale  
**Date:** 01/06/2024  
**Property Type:** House  
**Land Size:** 732 sqm approx

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