

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

16b Louise Street, Brighton East Vic 3187

Indicative selling price

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

Single price \$2,000,000

Median sale price

Median price \$1,591,500

Property Type Townhouse

Suburb Brighton East

Period - From 01/06/2024

to 31/05/2025

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	37a Wright St BENTLEIGH 3204	\$1,912,000	31/05/2025
2	38b Cedar St CAULFIELD SOUTH 3162	\$1,910,000	12/03/2025
3	851B Hampton St BRIGHTON 3186	\$1,790,000	10/03/2025

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:

01/06/2025 10:43

16b Louise Street, Brighton East Vic 3187



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000
Median Townhouse Price
01/06/2024 - 31/05/2025: \$1,591,500

Comparable Properties



37a Wright St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,912,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)



38b Cedar St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,910,000
Method: Private Sale
Date: 12/03/2025
Property Type: Townhouse (Res)



851B Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,790,000
Method: Private Sale
Date: 10/03/2025
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Account - Buxton



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