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	4/3 Oak Grove, Brighton Vic 3186
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,383,000	Pro	perty Type U	Init		Suburb	Brighton
Period - From	15/04/2024	to	14/04/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/5 Bryson Av BRIGHTON 3186	\$1,125,000	05/04/2025
2	5/21 Cluden St BRIGHTON EAST 3187	\$1,203,000	04/12/2024
3	1/67 William St BRIGHTON 3186	\$1,200,000	13/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/04/2025 17:02
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Rooms: 5

Property Type: Unit Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price 15/04/2024 - 14/04/2025: \$1,383,000

Comparable Properties



3/5 Bryson Av BRIGHTON 3186 (REI)

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Price: \$1,125,000 Method: Auction Sale Date: 05/04/2025 Property Type: Unit **Agent Comments**



5/21 Cluden St BRIGHTON EAST 3187 (REI/VG)

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a 1

Agent Comments

Price: \$1,203,000

Method: Sold Before Auction

Date: 04/12/2024 Property Type: Unit

1/67 William St BRIGHTON 3186 (REI/VG)

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Agent Comments



Price: \$1,200,000 Method: Private Sale Date: 13/11/2024 Property Type: Unit

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598





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