

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

1/16 Burwah Avenue, Brighton East Vic 3187

Indicative selling price

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

Single price

\$1,075,000

Median sale price

Median price

\$1,320,000

Property Type

Unit

Suburb

Brighton East

Period - From

21/05/2024

to

20/05/2025

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	1/14 Talbot Av BENTLEIGH 3204	\$1,115,000	25/02/2025
2	2/37 Regent St BRIGHTON EAST 3187	\$1,025,000	23/11/2024
3			

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:

21/05/2025 10:16



2

Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$1,075,000
Median Unit Price
21/05/2024 - 20/05/2025: \$1,320,000

Comparable Properties



1/14 Talbot Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 3

Price: \$1,115,000
Method: Private Sale
Date: 25/02/2025
Property Type: House



2/37 Regent St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 1

Price: \$1,025,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Unit
Land Size: 133 sqm approx

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.