

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

108 South Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Brighton East

Period - From 01/01/2023 to 31/12/2023 Source REIV

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	26 Imbros St HAMPTON 3188	\$2,980,000	09/09/2023
2	11 Roslyn St BRIGHTON 3186	\$2,920,000	18/11/2023
3	25 Robinson St BRIGHTON EAST 3187	\$2,850,000	16/09/2023

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:

21/02/2024 14:53

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 5  3  2

Property Type: House
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000
Median House Price
Year ending December 2023: \$2,450,000

Comparable Properties



26 Imbros St HAMPTON 3188 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,980,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 603 sqm approx



11 Roslyn St BRIGHTON 3186 (REI)

Agent Comments

 4  2  2

Price: \$2,920,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 604 sqm approx



25 Robinson St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,850,000
Method: Private Sale
Date: 16/09/2023
Property Type: House
Land Size: 614 sqm approx

Account - Whitefox Real Estate | P: 96459699



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