

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

23 Cadby Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,850,000 & \$4,200,000

Median sale price

Median price \$3,250,000 Property Type House Suburb Brighton

Period - From 25/07/2023 to 24/07/2024 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	97 Male St BRIGHTON 3186	\$3,770,000	28/06/2024
2	47 Durrant St BRIGHTON 3186	\$3,800,000	12/05/2024
3	3 Peacock St BRIGHTON 3186	\$3,780,000	19/03/2024

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:

25/07/2024 10:15



5 4 4

Property Type: House

Agent Comments

Indicative Selling Price

\$3,850,000 - \$4,200,000

Median House Price

25/07/2023 - 24/07/2024: \$3,250,000

Comparable Properties



97 Male St BRIGHTON 3186 (REI)

Agent Comments

5 2 3

Price: \$3,770,000

Method: Private Sale

Date: 28/06/2024

Property Type: House



47 Durrant St BRIGHTON 3186 (REI)

Agent Comments

5 3 2

Price: \$3,800,000

Method: Private Sale

Date: 12/05/2024

Property Type: House

Land Size: 705 sqm approx



3 Peacock St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$3,780,000

Method: Private Sale

Date: 19/03/2024

Property Type: House

Account - Jellis Craig | P: 03 9194 1200