

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

25 Creswick Street, Brighton East, VIC 3187

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$2,335,000

Property Type

House

Suburb

BRIGHTON EAST

Period - From

12/05/2024

to

11/11/2024

Source

core_logic

Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 1 45 Glencairn Avenue Brighton East Vic 3187 | \$2,500,000 | 2024-07-02 |
| 2 5 Ivy Street Hampton Vic 3188 | \$2,350,000 | 2024-09-14 |
| 3 | | |

This Statement of Information was prepared on:

12/11/2024