

# 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

1-3 Sara Avenue, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,600,000 & \$3,800,000

### Median sale price

Median price \$2,194,000 Property Type House Suburb Brighton East

Period - From 12/03/2024 to 11/03/2025 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	2/16 Yuille St BRIGHTON 3186	\$3,800,000	17/01/2025
2	12 Canberra Gr BRIGHTON EAST 3187	\$3,600,000	15/01/2025
3	22 Margarita St HAMPTON 3188	\$3,600,000	15/09/2024

**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: 12/03/2025 07:47



**Property Type:**  
**Land Size:** 920 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,600,000 - \$3,800,000  
**Median House Price**  
 12/03/2024 - 11/03/2025: \$2,194,000

## Comparable Properties



**2/16 Yuille St BRIGHTON 3186 (REI)**



**Price:** \$3,800,000  
**Method:** Private Sale  
**Date:** 17/01/2025  
**Property Type:** House

Agent Comments

Smaller Land Size. New extension  
 Superior location



**12 Canberra Gr BRIGHTON EAST 3187 (REI/VG)**



**Price:** \$3,600,000  
**Method:** Private Sale  
**Date:** 15/01/2025  
**Property Type:** House  
**Land Size:** 605 sqm approx

Agent Comments

Smaller Landsize. Similar  
 accommodation relevant location



**22 Margarita St HAMPTON 3188 (REI/VG)**



**Price:** \$3,600,000  
**Method:** Sold Before Auction  
**Date:** 15/09/2024  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx

Agent Comments

Superior position. Smaller landsize  
 Similar accommodation.

Account - Marshall White | P: 03 9822 9999



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