

# 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

15 Cairnes Crescent, Brighton Vic 3186

### Indicative selling price

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

Range between \$4,500,000 & \$4,950,000

### Median sale price

Median price \$3,951,000 Property Type House Suburb Brighton

Period - From 01/01/2023 to 31/03/2023 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	164 Were St BRIGHTON 3186	\$4,850,000	27/03/2023
2	75 Roslyn St BRIGHTON 3186	\$4,850,000	19/10/2022
3	199 Were St BRIGHTON EAST 3187	\$4,850,000	26/10/2022

**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: 19/04/2023 14:04



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**Property Type:** House  
**Land Size:** 810 sqm approx

#### Agent Comments

A magnificent contribution to one of Brighton's exclusive streetscapes, with a single title covenant, this home remains true to its historic origins, complete with hallmark features incl, tuckpointed brick, exposed beams, decorative ceilings, leadlight windows, original fireplaces yet radiates a distinct contemporary ambiance with modern extension and light in a blend of the classic and new.

**Indicative Selling Price**

\$4,500,000 - \$4,950,000

**Median House Price**

March quarter 2023: \$3,951,000

## Comparable Properties



164 Were St BRIGHTON 3186 (REI)

Agent Comments

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**Price:** \$4,850,000  
**Method:** Private Sale  
**Date:** 27/03/2023  
**Property Type:** House  
**Land Size:** 836 sqm approx



75 Roslyn St BRIGHTON 3186 (VG)

Agent Comments

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**Price:** \$4,850,000  
**Method:** Sale  
**Date:** 19/10/2022  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



199 Were St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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**Price:** \$4,850,000  
**Method:** Private Sale  
**Date:** 26/10/2022  
**Property Type:** House  
**Land Size:** 1031 sqm approx

Account - RT Edgar | P: 03 9826 1000