

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 56 Hodder Street, Brighton East Victoria 3187

## Indicative selling price

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

Single price N/A or range between \$1,500,000 & \$1,600,000

## Median sale price

Median price \$1,504,000 Property type Townhouse Suburb BRIGHTON EAST

Period - From 01/04/2024 to 30/06/2024 Source REIV

## Comparable property sales

**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. 75 Burrindi Rd CAULFIELD SOUTH 3162	\$1,520,000	31/08/2024
2. 17a Bright Street, BRIGHTON EAST 3187	\$1,625,000	08/06/2024
3. 2/53-55 Clarence Street, ELSTERNWICK 3185	\$1,580,000	25/05/2024

This Statement of Information was prepared on: 10/10/2024