

# 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

12 Missouri Avenue, 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 \$3,000,000 & \$3,300,000

### Median sale price

Median price \$3,311,500 Property Type House Suburb Brighton

Period - From 02/03/2025 to 01/03/2026 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	48 Elwood St BRIGHTON 3186	\$3,396,000	29/11/2025
2	313 St Kilda St BRIGHTON 3186	\$3,000,000	29/10/2025
3			

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.

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**Indicative Selling Price**  
\$3,000,000 - \$3,300,000

**Median House Price**  
02/03/2025 - 01/03/2026: \$3,311,500



 5  3  2

**Property Type:** House

## Comparable Properties



**48 Elwood St BRIGHTON 3186 (REI)**

Agent Comments

 4  2  3

**Price:** \$3,396,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 694 sqm approx



**313 St Kilda St BRIGHTON 3186 (REI)**

Agent Comments

 4  2  6

**Price:** \$3,000,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2025  
**Property Type:** House (Res)  
**Land Size:** 757 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200



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