

# 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

131B Dendy Street, 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 \$1,600,000 & \$1,760,000

### Median sale price

Median price \$2,150,000 Property Type House Suburb Brighton East

Period - From 01/10/2024 to 31/12/2024 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	1 Perry Ct BRIGHTON EAST 3187	\$1,700,000	15/11/2024
2	17b Billson St BRIGHTON EAST 3187	\$1,750,000	17/10/2024
3	3a Sunnyside Av BRIGHTON EAST 3187	\$1,826,000	07/09/2024

**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:

26/02/2025 11:50



4 3 2

**Property Type:**  
**Land Size:** 312 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
December quarter 2024: \$2,150,000

## Comparable Properties



**1 Perry Ct BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3 2 3

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 15/11/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 624 sqm approx



**17b Billson St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 17/10/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 302 sqm approx



**3a Sunnyside Av BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,826,000  
**Method:** Auction Sale  
**Date:** 07/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 326 sqm approx

Account - Marshall White | P: 03 9822 9999



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