

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 26 Clinton Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Brighton East

Period - From 01/07/2023 to 30/06/2024 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	7a Ferguson St BRIGHTON EAST 3187	\$1,620,000	18/09/2024
2	7 Little Union St BRIGHTON EAST 3187	\$1,665,000	22/06/2024
3	239 Were St BRIGHTON EAST 3187	\$1,680,000	18/06/2024

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.~~

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 599 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending June 2024: \$2,400,000

Comparable Properties



7a Ferguson St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,620,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: House (Res)



7 Little Union St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,665,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)



239 Were St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,680,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 270 sqm approx