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

7 Curley Street, Brighton East Vic 3187

Indicative selling price

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

Single price | $2,250,000

Median sale price

| Median price | $2,120,000 | Property Type | House | Suburb | Brighton East |

| Period - From | 01/01/2024 | 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	25 Creswick St BRIGHTON EAST 3187	$2,200,000	07/12/2024
2	17 Summerhill Rd BRIGHTON EAST 3187	$2,225,000	26/10/2024
3	26 Landcox St BRIGHTON EAST 3187	$2,260,000	26/10/2024

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: 24/02/2025 11:30

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🛏 **4**   🛁 **2**   🚗 **3**

Property Type: House

Indicative Selling Price
$2,250,000
Median House Price
Year ending December 2024: $2,120,000

Comparable Properties

25 Creswick St BRIGHTON EAST 3187 (REI)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $2,200,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments

17 Summerhill Rd BRIGHTON EAST 3187 (REI)

🛏 **4**   🛁 **2**   🚗 **2**

Price: $2,225,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments

26 Landcox St BRIGHTON EAST 3187 (REI)

🛏 **4**   🛁 **2**   🚗 **1**

Price: $2,260,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200