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	

Indicative selling price

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

Median sale price

Median price	\$3,350,000	Pro	perty Type	louse]	Suburb	Brighton
Period - From	01/04/2024	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	16 Bridge St BRIGHTON 3186	\$1,850,000	27/03/2025
2	6 Clarkson Av BRIGHTON 3186	\$2,200,000	18/02/2025
3	125 Head St BRIGHTON 3186	\$2,085,000	28/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/04/2025 09:15





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Rooms: 4

Property Type: House (Res) Land Size: 486 sqm approx

Agent Comments

Indicative Selling Price \$1,900,000 - \$2,090,000 **Median House Price** Year ending March 2025: \$3,350,000

Comparable Properties



16 Bridge St BRIGHTON 3186 (REI)

Price: \$1,850,000 Method: Private Sale Date: 27/03/2025 Property Type: House Land Size: 476 sqm approx Agent Comments



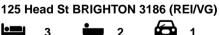
6 Clarkson Av BRIGHTON 3186 (REI)

Price: \$2,200,000 Method: Private Sale Date: 18/02/2025 Property Type: House

Agent Comments







Agent Comments

Price: \$2,085,000 Method: Private Sale Date: 28/11/2024 Property Type: House Land Size: 451 sqm approx

Account - Buxton | P: 03 9563 9933





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