

# 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

141 Head Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$3,350,000 Property Type House Suburb Brighton

Period - From 01/04/2024 to 31/03/2025 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 | 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 comparable properties 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

141 Head Street, Brighton Vic 3186

**buxton**

Todd Dixon  
0448 881 434  
tdixon@buxton.com.au



4 2 2

**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)**

Agent Comments

4 2 2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 27/03/2025

**Property Type:** House

**Land Size:** 476 sqm approx



**6 Clarkson Av BRIGHTON 3186 (REI)**

Agent Comments

3 2 2

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 18/02/2025

**Property Type:** House



**125 Head St BRIGHTON 3186 (REI/VG)**

Agent Comments

3 2 1

**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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