

# 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

60 Black 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 \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$1,375,000

Property Type Unit

Suburb Brighton

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	12 Whyte St BRIGHTON 3186	\$2,075,000	07/12/2024
2	14 York St BRIGHTON 3186	\$2,012,000	16/11/2024
3	1a Belle Av BRIGHTON 3186	\$2,750,000	29/10/2024

**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:

07/02/2025 10:51



3 2 2

Property Type: House  
Agent Comments

Indicative Selling Price  
\$2,000,000 - \$2,200,000  
Median Unit Price  
December quarter 2024: \$1,375,000

## Comparable Properties



12 Whyte St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,075,000  
Method: Auction Sale  
Date: 07/12/2024  
Property Type: House (Res)



14 York St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,012,000  
Method: Private Sale  
Date: 16/11/2024  
Property Type: House



1a Belle Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 3

Price: \$2,750,000  
Method: Private Sale  
Date: 29/10/2024  
Property Type: House  
Land Size: 393 sqm approx

Account - Marshall White | P: 03 9822 9999