

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

4 Hodder Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,800,000

&

\$1,850,000

Median sale price

Median price

\$2,325,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2025

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.

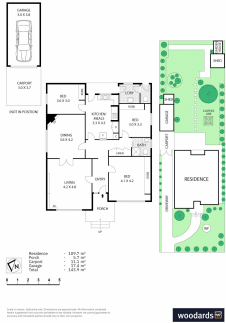
	Address of comparable property	Price	Date of sale
1	28 Hodder St BRIGHTON EAST 3187	\$1,853,000	29/05/2025
2	29 Thompson St ORMOND 3204	\$1,900,000	24/05/2025
3	11 Francis St BRIGHTON EAST 3187	\$1,905,000	17/05/2025

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:

27/06/2025 09:39



 3  1  2

Rooms: 6

Property Type: House

Land Size: 773 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,850,000

Median House Price

March quarter 2025: \$2,325,000

Comparable Properties



28 Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$1,853,000

Method: Sold Before Auction

Date: 29/05/2025

Property Type: House (Res)

Land Size: 600 sqm approx



29 Thompson St ORMOND 3204 (REI)

Agent Comments

 3  1  1

Price: \$1,900,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 705 sqm approx



11 Francis St BRIGHTON EAST 3187 (REI)

Agent Comments

 2  1  2

Price: \$1,905,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 597 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480