

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

14 Valanne Street, Brighton East VIC 3187

Indicative selling price

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

Range between

\$1,600,000

&

\$1,750,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Brighton East

Period - From

28/07/2024

to

27/01/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

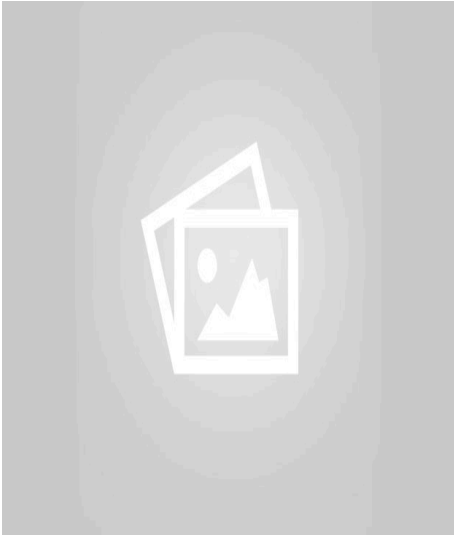
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
30 Charles Street Brighton East VIC 3187	\$1,800,000	17/12/2024
4 Rogers Avenue Brighton East VIC 3187	\$1,780,000	10/12/2024
21A Walstab Street Brighton East VIC 3187	\$1,550,000	21/10/2024

This Statement of Information was prepared on:

28/01/2025

14 Valanne Street, Brighton East VIC 3187



 3  2  2

Property Type: House
Stefan Whiting

0411 473 153
swhiting@buxton.com.au
Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending January 2025: \$2,150,000

Comparable Properties

30 Charles Street Brighton East VIC 3187

 0  0  0

Price: \$1,800,000
Date: 17/12/2024
Property Type:
Land Size:

4 Rogers Avenue Brighton East VIC 3187

 0  0  0

Price: \$1,780,000
Date: 10/12/2024
Property Type:
Land Size:

21A Walstab Street Brighton East VIC 3187

 0  0  0

Price: \$1,550,000
Date: 21/10/2024
Property Type:
Land Size:

Account - Buxton Brighton | P: 03 9592 8000



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