

# 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

51 Sussex Street, Brighton Vic 3186

### Indicative selling price

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

Range between \$6,000,000 & \$6,600,000

### Median sale price

Median price \$3,450,000 Property Type House Suburb Brighton

Period - From 01/01/2024 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	9 Sussex St BRIGHTON 3186	\$6,300,000	03/03/2025
2	60 New St BRIGHTON 3186	\$6,000,000	13/01/2025
3	137 New St BRIGHTON 3186	\$6,600,000	19/11/2024

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:

19/03/2025 09:57



6 3 6

**Property Type:** House  
**Land Size:** 965 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$6,000,000 - \$6,600,000

**Median House Price**  
Year ending December 2024: \$3,450,000

## Comparable Properties



**9 Sussex St BRIGHTON 3186 (REI)**

[Agent Comments](#)

5 4 4

**Price:** \$6,300,000  
**Method:** Private Sale  
**Date:** 03/03/2025  
**Property Type:** House  
**Land Size:** 1073 sqm approx



**60 New St BRIGHTON 3186 (REI)**

[Agent Comments](#)

4 3 4

**Price:** \$6,000,000  
**Method:** Private Sale  
**Date:** 13/01/2025  
**Property Type:** House  
**Land Size:** 1289 sqm approx



**137 New St BRIGHTON 3186 (REI/VG)**

[Agent Comments](#)

5 3 4

**Price:** \$6,600,000  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** House  
**Land Size:** 1157 sqm approx