## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 51 Sussex Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$6,000,000		&		\$6,600,000			
Median sale p	rice							
Median price	\$3,450,000	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress 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





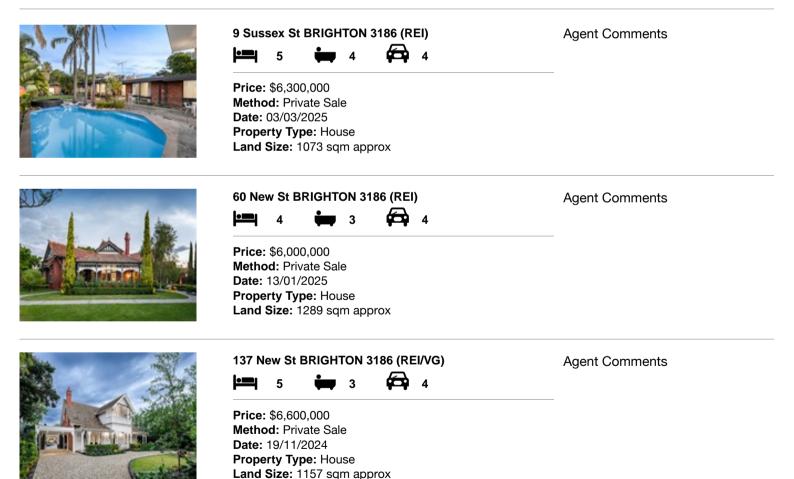




**Property Type:** House Land Size: 965 sqm approx Agent Comments Simone Howell 91941200 0419 542 978 simonehowell@jelliscraig.com.au

Indicative Selling Price \$6,000,000 - \$6,600,000 Median House Price Year ending December 2024: \$3,450,000

# **Comparable Properties**



Account - Jellis Craig | P: 03 9194 1200



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