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	17 Margaret Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,900,000

Median sale price

Median price	\$2,150,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	22/02/2024	to	21/02/2025		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	8 Shasta Av BRIGHTON EAST 3187	\$2,621,000	03/12/2024
2	23 Hornby St BRIGHTON EAST 3187	\$2,705,000	03/12/2024
3	18 Milliara Gr BRIGHTON EAST 3187	\$2,905,000	20/11/2024

OR

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

This Statement of Information was prepared on:	22/02/2025 12:47





Michael Hingston 9194 1200 0412 922 488 michaelhingston@jelliscraig.com.au

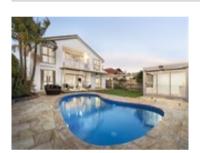
Indicative Selling Price \$2,900,000 **Median House Price** 22/02/2024 - 21/02/2025: \$2,150,000



Property Type: House Land Size: 624 sqm approx

Agent Comments

Comparable Properties



8 Shasta Av BRIGHTON EAST 3187 (REI/VG)

Price: \$2,621,000 Method: Private Sale Date: 03/12/2024

Property Type: House

Land Size: 659 sqm approx

Agent Comments



23 Hornby St BRIGHTON EAST 3187 (REI)

Agent Comments

Price: \$2,705,000 Method: Private Sale Date: 03/12/2024 Property Type: House Land Size: 715 sqm approx



18 Milliara Gr BRIGHTON EAST 3187 (REI/VG)

Price: \$2,905,000 Method: Private Sale Date: 20/11/2024 Property Type: House Land Size: 615 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 9194 1200



