

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

17 Margaret Street, Brighton East Vic 3187

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

Property 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	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 comparable properties 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

17 Margaret Street, Brighton East Vic 3187

**Jellis
Craig**

Michael Hingston

9194 1200

0412 922 488

michaelhingston@jellisrcraig.com.au

Indicative Selling Price

\$2,900,000

Median House Price

22/02/2024 - 21/02/2025: \$2,150,000



 5  2  3

Property Type: House

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



8 Shasta Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,621,000

Method: Private Sale

Date: 03/12/2024

Property Type: House

Land Size: 659 sqm approx



23 Hornby St BRIGHTON EAST 3187 (REI)

Agent Comments

 5  3  2

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)

Agent Comments

 5  2  4

Price: \$2,905,000

Method: Private Sale

Date: 20/11/2024

Property Type: House

Land Size: 615 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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