

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 61b Hodder Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,100,000 & \$2,250,000

Median sale price

Median price \$2,440,000 Property Type House Suburb Brighton East

Period - From 01/10/2022 to 30/09/2023 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	30a Hornby St BRIGHTON EAST 3187	\$2,500,000	14/06/2023
2	38b Charles St BRIGHTON EAST 3187	\$2,480,000	07/10/2023
3	34c Bourneville Av BRIGHTON EAST 3187	\$2,230,000	21/05/2023

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.~~

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Indicative Selling Price
\$2,100,000 - \$2,250,000

Median House Price
Year ending September 2023: \$2,440,000



4 3 3

Property Type: House

Agent Comments

Comparable Properties



30a Hornby St BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 3

Price: \$2,500,000

Method: Sold Before Auction

Date: 14/06/2023

Property Type: Townhouse (Res)

Land Size: 612 sqm approx



38b Charles St BRIGHTON EAST 3187 (REI) Agent Comments

4 2 2

Price: \$2,480,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)



34c Bourneville Av BRIGHTON EAST 3187 (VG) Agent Comments

2 - -

Price: \$2,230,000

Method: Sale

Date: 21/05/2023

Property Type: House (Res)

Land Size: 285 sqm approx

Account - Marshall White | P: 03 9822 9999