

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

30 Whyte Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,150,000 & \$3,350,000

Median sale price

Median price \$3,500,000 Property Type House Suburb Brighton

Period - From 24/02/2024 to 23/02/2025 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	1a Normanby St BRIGHTON 3186	\$3,350,000	24/01/2025
2	13a Stanley St BRIGHTON 3186	\$3,615,000	26/10/2024
3	22 Whyte St BRIGHTON 3186	\$3,450,000	14/09/2024

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:

24/02/2025 12:10



 5
  2.5
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,150,000 - \$3,350,000

Median House Price

24/02/2024 - 23/02/2025: \$3,500,000

Comparable Properties



1a Normanby St BRIGHTON 3186 (REI)

Agent Comments

 4
  3
  2

Price: \$3,350,000

Method: Private Sale

Date: 24/01/2025

Property Type: House



13a Stanley St BRIGHTON 3186 (REI/VG)

Agent Comments

 4
  4
  2

Price: \$3,615,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 409 sqm approx



22 Whyte St BRIGHTON 3186 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$3,450,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 402 sqm approx

Account - Atria Real Estate



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