

# 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

31 Whyte Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,840,000

&

\$2,024,000

### Median sale price

Median price \$3,210,000

Property Type House

Suburb Brighton

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	836 Hampton St BRIGHTON 3186	\$1,980,000	04/11/2023
2	4/16 Summerhill Rd BRIGHTON EAST 3187	\$1,890,000	08/09/2023
3	22b South Rd BRIGHTON 3186	\$1,850,000	13/11/2023

**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.~~

This Statement of Information was prepared on:

23/11/2023 15:38



3 2 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**  
\$1,840,000 - \$2,024,000  
**Median House Price**  
Year ending September 2023: \$3,210,000

## Comparable Properties



836 Hampton St BRIGHTON 3186 (REI)

Agent Comments

3 2 3

**Price:** \$1,980,000  
**Method:** Sold Before Auction  
**Date:** 04/11/2023  
**Property Type:** Townhouse (Res)

4/16 Summerhill Rd BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

**Price:** \$1,890,000  
**Method:** Sale  
**Date:** 08/09/2023  
**Property Type:** Flat/Unit/Apartment (Res)



22b South Rd BRIGHTON 3186 (REI)

Agent Comments

3 3 2

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 13/11/2023  
**Property Type:** Townhouse (Single)

Account - Marshall White | P: 03 9822 9999