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

20a Hammond Street, Brighton VIC 3186

Indicative selling price

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

Range between $3,200,000 & $3,400,000

Median sale price

Median price	Property Type	Suburb
$3,450,000	House	Brighton

Period - From	to	Source
18/09/2024	17/03/2025	pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
34 Durrant St, Brighton Vic	$3,100,000	14/11/2024

This Statement of Information was prepared on: 18/03/2025

CONSUMER AFFAIRS VICTORIA