

# 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

2/20 Clonaig Street, Brighton East Vic 3187

### Indicative selling price

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

Range between \$1,000,000

&

\$1,070,000

### Median sale price

Median price \$1,414,000

Property Type Unit

Suburb Brighton East

Period - From 01/07/2024

to

30/06/2025

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	1/20 College St ELSTERNWICK 3185	\$988,000	15/07/2025
2	3/5 Murphy St BRIGHTON 3186	\$1,065,000	05/07/2025
3	2/6 Hornby St BRIGHTON EAST 3187	\$1,050,000	25/06/2025

**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:

17/09/2025 16:15

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Indicative Selling Price

\$1,000,000 - \$1,070,000

Median Unit Price

Year ending June 2025: \$1,414,000



3 1 2

Property Type: Unit

Comparable Properties



1/20 College St ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 2

Price: \$988,000  
Method: Private Sale  
Date: 15/07/2025  
Property Type: Unit



3/5 Murphy St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$1,065,000  
Method: Auction Sale  
Date: 05/07/2025  
Property Type: Unit  
Land Size: 232 sqm approx

2/6 Hornby St BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$1,050,000  
Method: Sale  
Date: 25/06/2025  
Property Type: Flat/Unit/Apartment (Res)