

# 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 4 Holmhurst Court, 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 \$2,950,000 & \$3,240,000

### Median sale price

Median price \$2,150,000 Property Type House Suburb Brighton East

Period - From 01/10/2024 to 31/12/2024 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	26 Binnie St BRIGHTON EAST 3187	\$3,100,000	14/09/2024
2	71 Baird St BRIGHTON EAST 3187	\$3,210,000	07/09/2024
3	7 Regent St BRIGHTON EAST 3187	\$3,199,000	27/08/2024

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: 28/01/2025 14:01

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 4  3  3

**Property Type:** House (Res)

**Land Size:** 624 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,950,000 - \$3,240,000

**Median House Price**

December quarter 2024: \$2,150,000

## Comparable Properties



26 Binnie St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$3,100,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



71 Baird St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  2  2

**Price:** \$3,210,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



7 Regent St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$3,199,000

**Method:** Private Sale

**Date:** 27/08/2024

**Property Type:** House

**Land Size:** 434 sqm approx

Account - Whitefox Real Estate | P: 96459699



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