

# 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

41 Bright 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 \$2,400,000 & \$2,550,000

### 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	8 Shasta Av BRIGHTON EAST 3187	\$2,621,000	03/12/2024
2	6 Chapman St BRIGHTON EAST 3187	\$2,550,000	14/11/2024
3			

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.~~

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**Indicative Selling Price**

\$2,400,000 - \$2,550,000

**Median House Price**

December quarter 2024: \$2,150,000



4   2   3

**Rooms:** 6

**Property Type:** House

**Land Size:** 774m2 sqm approx

**Agent Comments**

Single level brick home

## Comparable Properties



**8 Shasta Av BRIGHTON EAST 3187 (REI/VG)**

[Agent Comments](#)

5   3   2

**Price:** \$2,621,000

**Method:** Private Sale

**Date:** 03/12/2024

**Property Type:** House

**Land Size:** 659 sqm approx



**6 Chapman St BRIGHTON EAST 3187 (REI/VG)**

[Agent Comments](#)

3   2   1

**Price:** \$2,550,000

**Method:** Sold Before Auction

**Date:** 14/11/2024

**Property Type:** House (Res)

**Land Size:** 640 sqm approx

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.

**Account - Belle Property Sandringham** | P: 03 9521 9800 | F: 03 9521 9840