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	14 Stradbroke Avenue, Brighton East Vic 3187
Including suburb and	-
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,325,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	161 Thomas St BRIGHTON EAST 3187	\$1,888,000	19/03/2025
2	7 Curley St BRIGHTON EAST 3187	\$2,055,000	13/03/2025
3	18 Moore St BRIGHTON EAST 3187	\$1,860,000	26/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/05/2025 13:36







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Rooms: 2

Property Type: House

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price March quarter 2025: \$2,325,000

Comparable Properties



161 Thomas St BRIGHTON EAST 3187 (REI)

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Price: \$1,888,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: House (Res) **Land Size:** 752 sqm approx

Agent Comments



7 Curley St BRIGHTON EAST 3187 (REI)

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Agent Comments

Price: \$2,055,000 Method: Private Sale Date: 13/03/2025 Property Type: House



18 Moore St BRIGHTON EAST 3187 (REI/VG)

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Price: \$1,860,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: House (Res) Land Size: 609 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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