

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

8 BRIDGE STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,300,000

Property type

House

Suburb

Brighton

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

5 BYRON STREET BRIGHTON VIC 3186	\$2,375,000	12-Nov-24
17 PEARSON STREET BRIGHTON VIC 3186	\$2,350,000	14-Sep-24
6 CLARKSON AVENUE BRIGHTON VIC 3186	\$2,200,000	18-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 11 March 2025



5 BYRON STREET BRIGHTON VIC 3186

3 2 2

Sold Price

\$2,375,000

Sold Date

12-Nov-24

Distance

1.89km



17 PEARSON STREET BRIGHTON VIC 3186

4 2 -

Sold Price

\$2,350,000

Sold Date

14-Sep-24

Distance

1.89km



6 CLARKSON AVENUE BRIGHTON VIC 3186

3 2 2

Sold Price

^{RS} **\$2,200,000** ^{UN}

Sold Date

18-Feb-25

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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