

# 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

23A Northern Avenue, 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 \$1,325,000 & \$1,425,000

### Median sale price

Median price \$1,497,500 Property Type Townhouse Suburb Brighton East

Period - From 06/03/2024 to 05/03/2025 Source Property Data

### 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	108/380 Bay St BRIGHTON 3186	\$1,340,000	31/10/2024
2	1/26 Amelia St MCKINNON 3204	\$1,401,500	26/10/2024
3	6a Eric St BRIGHTON EAST 3187	\$1,414,000	23/10/2024

**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: 06/03/2025 09:25



3   2   1

**Property Type:** Townhouse (Single)  
**Land Size:** 318 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,325,000 - \$1,425,000  
**Median Townhouse Price**  
 06/03/2024 - 05/03/2025: \$1,497,500

## Comparable Properties



**108/380 Bay St BRIGHTON 3186 (VG)**

Agent Comments

3   -   -

**Price:** \$1,340,000  
**Method:** Sale  
**Date:** 31/10/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**1/26 Amelia St MCKINNON 3204 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,401,500  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** Townhouse (Res)



**6a Eric St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$1,414,000  
**Method:** Sold Before Auction  
**Date:** 23/10/2024  
**Property Type:** Townhouse (Res)

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139