

# 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

16b Louise Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,750,000

&

\$1,850,000

### Median sale price

Median price

\$1,510,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

15/05/2024

to

14/05/2025

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	851B Hampton St BRIGHTON 3186	\$1,790,000	10/03/2025
2	38A Cedar St CAULFIELD SOUTH 3162	\$1,882,000	22/02/2025
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.

This Statement of Information was prepared on:

15/05/2025 08:20

16b Louise Street, Brighton East Vic 3187



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,750,000 - \$1,850,000  
Median Townhouse Price  
15/05/2024 - 14/05/2025: \$1,510,000

## Comparable Properties



851B Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,790,000  
Method: Private Sale  
Date: 10/03/2025  
Property Type: Townhouse (Res)  
Land Size: 301 sqm approx



38A Cedar St CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$1,882,000  
Method: Auction Sale  
Date: 22/02/2025  
Property Type: Townhouse (Single)

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 - Buxton



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