

# 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 \$2,375,000 & \$2,425,000

### Median sale price

Median price \$2,184,000 Property Type House Suburb Brighton East

Period - From 02/03/2024 to 01/03/2025 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	18 Shasta Av BRIGHTON EAST 3187	\$2,351,000	22/02/2025
2	10 Carpenter St BRIGHTON 3186	\$2,450,000	27/11/2024
3	1 Ward St BRIGHTON EAST 3187	\$2,400,000	20/11/2024

**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:

02/03/2025 11:09

Mandy Engelhardt  
03 9521 9800  
0439 483 024

mandy.engelhardt@belleproperty.com



4 2 2

**Property Type:** House (Res)

**Land Size:** 764 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,375,000 - \$2,425,000

**Median House Price**

02/03/2024 - 01/03/2025: \$2,184,000

## Comparable Properties



18 Shasta Av BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 3

**Price:** \$2,351,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)



10 Carpenter St BRIGHTON 3186 (REI)

Agent Comments

4 1 2

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 27/11/2024

**Property Type:** House

**Land Size:** 508 sqm approx



1 Ward St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 3

**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 20/11/2024

**Property Type:** House

**Land Size:** 791 sqm approx

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