

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

25 Loller Street, Brighton VIC 3186

Indicative selling price

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

Range between

\$2,500,000

&

\$2,700,000

Median sale price

Median price

\$3,225,000

Property Type

House

Suburb

Brighton

Period - From

11/08/2024

to

10/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
102 Head Street, Brighton VIC 3186	\$2,625,000	27/11/2024
14 Oakwood Avenue, Brighton VIC 3186	\$2,680,000	23/10/2024
111 Male Street, Brighton VIC 3186	\$2,600,000	24/11/2024

This Statement of Information was prepared on:

12/02/2025