

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

3/71 Martin Street, Brighton VIC 3186

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$3,350,000

Property Type Other

Suburb Brighton

Period - From 20/11/2024

to

19/05/2025

Source core_logic

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

- 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.

Address of comparable property	Price	Date of sale
33 Blanche Street BRIGHTON EAST	\$1,500,000	01/03/2025

This Statement of Information was prepared on:

20/05/2025