

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

1/22 Gleniffer Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,374,000 Property Type Unit Suburb Brighton East

Period - From 01/01/2024 to 31/12/2024 Source REIV

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	2/2 Kinross St HAMPTON EAST 3188	\$1,100,000	15/01/2025
2	46 Fromer St BENTLEIGH 3204	\$1,085,000	12/12/2024
3	1a Dumaresq St BRIGHTON EAST 3187	\$1,200,000	07/12/2024

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:

03/02/2025 20:16



3 1 1

Rooms: 5
Property Type: Unit
Land Size: 364sqm sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
Year ending December 2024: \$1,374,000

Comparable Properties



2/2 Kinross St HAMPTON EAST 3188 (REI)

Agent Comments

3 2 1

Price: \$1,100,000
Method: Sold Before Auction
Date: 15/01/2025
Property Type: Unit



46 Fromer St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,085,000
Method: Private Sale
Date: 12/12/2024
Property Type: House (Res)
Land Size: 400 sqm approx



1a Dumaresq St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598