

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

53 Brickwood Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$3,325,000 Property Type House Suburb Brighton

Period - From 01/01/2025 to 31/03/2025 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	4 Bracken Rd CAULFIELD SOUTH 3162	\$2,070,000	05/04/2025
2	493 Kooyong Rd GARDENVALE 3185	\$2,155,000	04/03/2025
3	6 Clarkson Av BRIGHTON 3186	\$2,200,000	18/02/2025

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:

06/05/2025 16:42



Property Type: House

Agent Comments

Comparable Properties



4 Bracken Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$2,070,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Land Size: 676 sqm approx



493 Kooyong Rd GARDENVALE 3185 (REI)

Agent Comments



Price: \$2,155,000

Method: Private Sale

Date: 04/03/2025

Property Type: House (Res)

Land Size: 772 sqm approx



6 Clarkson Av BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 18/02/2025

Property Type: House