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	50 Nepean Highway, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price	\$3,450,000	Pro	perty Type	House		Suburb	Brighton
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

Address of comparable property		Price	Date of sale
1	10 Mason Av ELWOOD 3184	\$1,688,000	14/09/2024
2	19 Hartpury Av ELWOOD 3184	\$1,685,000	17/08/2024
3	5 Edward St ELSTERNWICK 3185	\$1,695,000	03/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/01/2025 14:41









Rooms: 5

Property Type: House Land Size: 505 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 **Median House Price** Year ending December 2024: \$3,450,000

Comparable Properties



10 Mason Av ELWOOD 3184 (REI/VG)

Price: \$1,688,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res) Land Size: 269 sqm approx

Agent Comments



19 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

Price: \$1,685,000 Method: Auction Sale Date: 17/08/2024

Property Type: House (Res) Land Size: 316 sqm approx



5 Edward St ELSTERNWICK 3185 (REI/VG)

Price: \$1,695,000 Method: Auction Sale Date: 03/08/2024

Property Type: House (Res) Land Size: 307 sqm approx **Agent Comments**

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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