

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

50 Nepean Highway, Brighton Vic 3186

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

Property 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	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 comparable properties 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



3
 2
 2

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)

Agent Comments

3
 2
 1

Price: \$1,688,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 269 sqm approx



19 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

3
 2
 -

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)

Agent Comments

3
 1
 1

Price: \$1,695,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 307 sqm approx