

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 55 Landcox Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$2,325,000 Property Type House Suburb Brighton East

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	583 Glen Huntly Rd ELSTERNWICK 3185	\$1,332,000	15/12/2024
2	8 Sussex Rd CAULFIELD SOUTH 3162	\$1,315,000	01/12/2024
3	496 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,293,500	16/11/2024

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: 15/04/2025 16:55



3 2 2

Property Type: House

Agent Comments

Comparable Properties



583 Glen Huntly Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 1 -

Price: \$1,332,000

Method: Auction Sale

Date: 15/12/2024

Property Type: House

Land Size: 467 sqm approx



8 Sussex Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 1 4

Price: \$1,315,000

Method: Auction Sale

Date: 01/12/2024

Property Type: House (Res)

Land Size: 538 sqm approx



496 Hawthorn Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

4 1 2

Price: \$1,293,500

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 540 sqm approx