

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 St Andrews Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

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 Selwyn St BRIGHTON 3186	\$3,060,000	19/12/2024
2	48 Middle Cr BRIGHTON 3186	\$3,035,000	04/10/2024
3	6 Wolseley Gr BRIGHTON 3186	\$2,950,000	09/09/2024

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: 05/02/2025 15:06



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Property Type:
Land Size: 618 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000
Median House Price
Year ending December 2024: \$3,450,000

Comparable Properties



10 Selwyn St BRIGHTON 3186 (REI)

[Agent Comments](#)

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Price: \$3,060,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 557 sqm approx



48 Middle Cr BRIGHTON 3186 (VG)

[Agent Comments](#)

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Price: \$3,035,000
Method: Sale
Date: 04/10/2024
Property Type: House (Res)
Land Size: 576 sqm approx



6 Wolseley Gr BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

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Price: \$2,950,000
Method: Private Sale
Date: 09/09/2024
Property Type: Land (Res)
Land Size: 650 sqm approx

Account - Marshall White | P: 03 9822 9999