

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

14 Elizabeth Street, Brighton East Vic 3187

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

\$2,150,000

Property Type

House

Suburb

Brighton East

Period - From

01/10/2024

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	25 Creswick St BRIGHTON EAST 3187	\$2,200,000	07/12/2024
2	298 North Rd BRIGHTON EAST 3187	\$2,125,000	16/11/2024
3	12 Bruce St BRIGHTON EAST 3187	\$2,188,000	02/09/2024

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:

17/02/2025 08:25



4 3 2

Property Type: House
Land Size: 942 sqm approx
Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 December quarter 2024: \$2,150,000

Comparable Properties



25 Creswick St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 2

Price: \$2,200,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 614 sqm approx



298 North Rd BRIGHTON EAST 3187 (REI)

Agent Comments

5 2 2

Price: \$2,125,000
Method: Private Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 648 sqm approx



12 Bruce St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,188,000
Method: Private Sale
Date: 02/09/2024
Property Type: House (Res)
Land Size: 780 sqm approx

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