

# 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

43 Dendy Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,300,000 & \$3,630,000

### 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	5 Vaucluse St BRIGHTON 3186	\$3,670,000	05/12/2024
2	13 The Avenue HAMPTON 3188	\$3,460,000	28/10/2024
3	12 Vista Rd HAMPTON 3188	\$3,800,000	29/09/2024

**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:

29/01/2025 16:56



4   1   2

**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$3,300,000 - \$3,630,000  
**Median House Price**  
Year ending December 2024: \$3,450,000

## Comparable Properties



**5 Vaucluse St BRIGHTON 3186 (REI)**

[Agent Comments](#)

5   3   2

**Price:** \$3,670,000  
**Method:** Auction Sale  
**Date:** 05/12/2024  
**Property Type:** House (Res)



**13 The Avenue HAMPTON 3188 (REI/VG)**

[Agent Comments](#)

4   3   2

**Price:** \$3,460,000  
**Method:** Private Sale  
**Date:** 28/10/2024  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx



**12 Vista Rd HAMPTON 3188 (REI/VG)**

[Agent Comments](#)

5   3   2

**Price:** \$3,800,000  
**Method:** Private Sale  
**Date:** 29/09/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

More accommodation - double garage  
- pool

Account - Marshall White | P: 03 9822 9999