

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

23 Hornby Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,194,000 Property Type House Suburb Brighton East

Period - From 15/10/2023 to 14/10/2024 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	49 Glencairn Av BRIGHTON EAST 3187	\$2,695,000	28/06/2024
2	10 Lubrano St BRIGHTON EAST 3187	\$2,750,000	13/06/2024
3	8 Eise Ct BRIGHTON EAST 3187	\$2,700,000	06/06/2024

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:

15/10/2024 14:22



Rooms: 7
Property Type: House
Land Size: 714.993 sqm approx
Agent Comments

Indicative Selling Price
 \$2,600,000 - \$2,800,000
Median House Price
 15/10/2023 - 14/10/2024: \$2,194,000

Comparable Properties



49 Glencairn Av BRIGHTON EAST 3187 (REI)



Price: \$2,695,000
Method: Private Sale
Date: 28/06/2024
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments

Beach Side of Highway. Backing onto Brighton Golf Course Lacking accommodation compared to Hornby St



10 Lubrano St BRIGHTON EAST 3187 (REI/VG)



Price: \$2,750,000
Method: Sold Before Auction
Date: 13/06/2024
Property Type: House (Res)
Land Size: 667 sqm approx

Agent Comments

Has more car spaces than Hornby Street Also close proximity to Hornby Street



8 Eise Ct BRIGHTON EAST 3187 (REI/VG)



Price: \$2,700,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 657 sqm approx

Agent Comments

Tucked away in a quiet court position. Good sized bedrooms Double car garage

Account - Marshall White | P: 03 9822 9999