

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

9 Huntingfield Road, Brighton Vic 3186

Indicative selling price

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

Range between \$3,800,000

&

\$4,000,000

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	27 Campbell St BRIGHTON 3186	\$4,028,000	22/02/2025
2	8 Selwyn St BRIGHTON 3186	\$4,012,500	18/12/2024
3	2 Wright St BRIGHTON 3186	\$4,010,000	07/12/2024

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:

14/03/2025 12:30



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Property Type:
Land Size: 839 sqm approx
Agent Comments

Indicative Selling Price
\$3,800,000 - \$4,000,000
Median House Price
Year ending December 2024: \$3,450,000

Comparable Properties



27 Campbell St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$4,028,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 836 sqm approx



8 Selwyn St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$4,012,500
Method: Private Sale
Date: 18/12/2024
Property Type: House
Land Size: 822 sqm approx



2 Wright St BRIGHTON 3186 (REI/VG)

Agent Comments

5 2 4

Price: \$4,010,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 617 sqm approx

Account - Marshall White | P: 03 9822 9999



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