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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$3,800,000		&		\$4,000,000			
Median sale p	rice							
Median price	\$3,450,000	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ado	dress 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

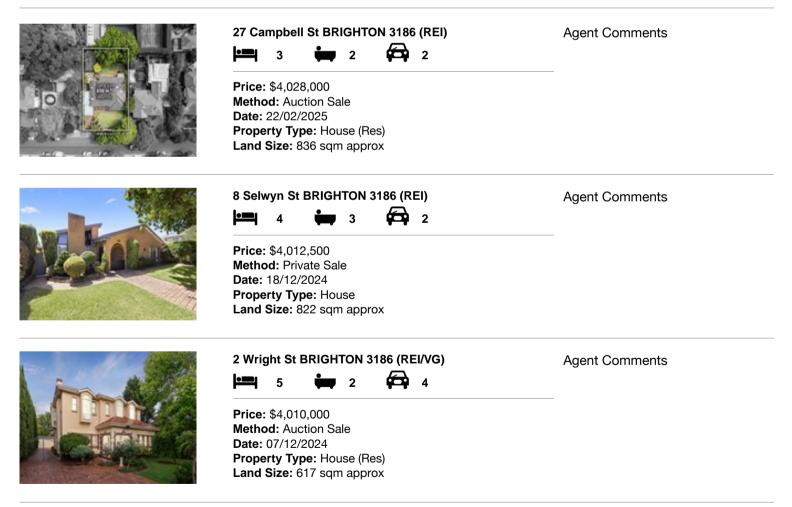






Property Type: Land Size: 839 sqm approx Agent Comments Indicative Selling Price \$3,800,000 - \$4,000,000 Median House Price Year ending December 2024: \$3,450,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999



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