

## 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

41 Brickwood 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 \$2,200,000 & \$2,420,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$3,285,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Brighton</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">07/11/2024</span>	to	<span style="border: 1px solid black; padding: 2px;">06/11/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">Property Data</span>

#### 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	8 Hillcrest Av BRIGHTON 3186	\$2,400,000	05/11/2025
2	141 Head St BRIGHTON 3186	\$2,245,000	24/05/2025
3			

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:

07/11/2025 16:54

**Rooms:** 5**Property Type:** House**Land Size:** 518 approx sqm  
approx**Agent Comments****Indicative Selling Price**

\$2,200,000 - \$2,420,000

**Median House Price**

07/11/2024 - 06/11/2025: \$3,285,000

## Comparable Properties

**8 Hillcrest Av BRIGHTON 3186 (REI)****Price:** \$2,400,000**Method:** Sold Before Auction**Date:** 05/11/2025**Property Type:** House**Land Size:** 606 sqm approx**Agent Comments****141 Head St BRIGHTON 3186 (REI/VG)****Price:** \$2,245,000**Method:** Auction Sale**Date:** 24/05/2025**Property Type:** House (Res)**Land Size:** 486 sqm approx**Agent Comments**

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.

**Account - Beck & Small Property Pty Ltd | P: 9592 4300**



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