

# 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

14 Elizabeth Street, Brighton East Vic 3187

### Indicative selling price

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

Single price

\$2,295,000

### Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Brighton East

Period - From

01/10/2024

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.

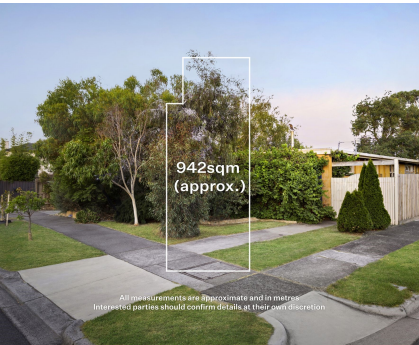
|   | Address of comparable property  | Price       | Date of sale |
|---|---------------------------------|-------------|--------------|
| 1 | 298 North Rd BRIGHTON EAST 3187 | \$2,125,000 | 16/11/2024   |
| 2 | 12 Bruce St BRIGHTON EAST 3187  | \$2,188,000 | 02/09/2024   |
| 3 |                                 |             |              |

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:

22/02/2025 16:39



4 3 2

Property Type: House  
Land Size: 942 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,295,000  
Median House Price  
December quarter 2024: \$2,150,000

## Comparable Properties



298 North Rd BRIGHTON EAST 3187 (REI)

Agent Comments

5 2 2

Price: \$2,125,000  
Method: Private Sale  
Date: 16/11/2024  
Property Type: House (Res)  
Land Size: 648 sqm approx



12 Bruce St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,188,000  
Method: Private Sale  
Date: 02/09/2024  
Property Type: House (Res)  
Land Size: 780 sqm approx

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 - Marshall White | P: 03 9822 9999



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