

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

26 Clinton Street, Brighton East Vic 3187

Indicative selling price

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

Single price

\$1,785,000

Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Brighton East

Period - From

28/10/2023

to

27/10/2024

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	9 Rogers Av BRIGHTON EAST 3187	\$1,782,500	21/09/2024
2	4 Rogers Av BRIGHTON EAST 3187	\$1,780,000	11/09/2024
3	17 Dunoon Ct BRIGHTON EAST 3187	\$1,880,000	22/08/2024

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:

28/10/2024 15:23



 4  2  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,785,000

Median House Price

28/10/2023 - 27/10/2024: \$2,150,000

Comparable Properties

9 Rogers Av BRIGHTON EAST 3187 (REI)

Agent Comments

 3  1  3

Price: \$1,782,500

Method:

Date: 21/09/2024

Property Type: House

4 Rogers Av BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,780,000

Method:

Date: 11/09/2024

Property Type: House

17 Dunoon Ct BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$1,880,000

Method:

Date: 22/08/2024

Property Type: House

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400