

# 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

8 Pearson 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$3,255,000 Property Type House Suburb Brighton

Period - From 01/04/2023 to 31/03/2024 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	13 Canterbury PI BRIGHTON 3186	\$2,750,000	26/03/2024
2	66 South Rd BRIGHTON 3186	\$2,600,000	11/05/2024
3	10 Bent St BRIGHTON 3186	\$2,250,000	02/03/2024

**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:

01/07/2024 15:25

8 Pearson Street, Brighton Vic 3186



3 1 3

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 616 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
Year ending March 2024: \$3,255,000

## Comparable Properties



**13 Canterbury PI BRIGHTON 3186 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** House (Res)  
**Land Size:** 665 sqm approx



**66 South Rd BRIGHTON 3186 (REI)**

**Agent Comments**

3 1 2

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 11/05/2024  
**Property Type:** House  
**Land Size:** 674 sqm approx



**10 Bent St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,250,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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