

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 23a Rogers Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,500,000 Property Type Townhouse Suburb Brighton East

Period - From 26/02/2024 to 25/02/2025 Source Property Data

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	2/8 Clarkson Av BRIGHTON 3186	\$1,220,000	05/02/2025
2	2/756 Hawthorn Rd BRIGHTON EAST 3187	\$1,295,000	19/11/2024
3	4/60-62 Milroy St BRIGHTON EAST 3187	\$1,240,000	05/10/2024

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: 26/02/2025 16:02



 2  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

26/02/2024 - 25/02/2025: \$1,500,000

Comparable Properties



2/8 Clarkson Av BRIGHTON 3186 (REI)

Agent Comments

 3  1  2

Price: \$1,220,000

Method: Sold Before Auction

Date: 05/02/2025

Property Type: Townhouse (Res)



2/756 Hawthorn Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,295,000

Method: Private Sale

Date: 19/11/2024

Property Type: Townhouse (Single)



4/60-62 Milroy St BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  2

Price: \$1,240,000

Method: Private Sale

Date: 05/10/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200