

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 63 Murphy Street, Brighton Vic 3186

Indicative selling price

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

Single price \$3,295,000

Median sale price

Median price \$4,135,000

Property Type House

Suburb Brighton

Period - From 01/01/2024

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	42 Ebdon St BRIGHTON 3186	\$2,955,000	24/10/2023
2	44 Head St BRIGHTON 3186	\$2,950,000	27/03/2024
3	562 New St BRIGHTON 3186	\$2,600,000	14/03/2024

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:

04/05/2024 15:25



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,295,000

Median House Price

March quarter 2024: \$4,135,000

Comparable Properties



42 Ebdon St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 1

Price: \$2,955,000

Method: Sold Before Auction

Date: 24/10/2023

Property Type: House (Res)

Land Size: 468 sqm approx



44 Head St BRIGHTON 3186 (REI)

Agent Comments

5 2 2

Price: \$2,950,000

Method: Private Sale

Date: 27/03/2024

Property Type: House

Land Size: 637 sqm approx



562 New St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,600,000

Method: Private Sale

Date: 14/03/2024

Property Type: House

Account - Marshall White | P: 03 9822 9999