

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

167 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$4,500,000 & \$4,700,000

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	15 William St BRIGHTON 3186	\$4,308,800	11/04/2024
2	53 Hanby St BRIGHTON 3186	\$4,250,000	25/05/2024
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: 11/06/2024 11:37



4 2 3

Property Type: House (Res)

Land Size: 930 sqm approx

Agent Comments

Indicative Selling Price

\$4,500,000 - \$4,700,000

Median House Price

Year ending March 2024: \$3,255,000

Comparable Properties



15 William St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$4,308,800

Method: Private Sale

Date: 11/04/2024

Property Type: House

Land Size: 800 sqm approx



53 Hanby St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$4,250,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 860 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 - Fredman Property Group



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