

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

10 Henry Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$2,225,000 Property Type House Suburb Brighton East

Period - From 14/05/2024 to 13/05/2025 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	21 Laburnum St BRIGHTON 3186	\$2,150,000	26/03/2025
2	172 South Rd BRIGHTON EAST 3187	\$2,300,000	01/04/2025
3	7 Curley St BRIGHTON EAST 3187	\$2,055,000	13/03/2025

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:

14/05/2025 13:07

10 Henry Street, Brighton East Vic 3187



4 2 2

Property Type: House
Land Size: 632 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
14/05/2024 - 13/05/2025: \$2,225,000

Comparable Properties

21 Laburnum St BRIGHTON 3186 (REI)

Agent Comments

3 2 3

Price: \$2,150,000
Method:
Date: 26/03/2025
Property Type: House



172 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,300,000
Method: Private Sale
Date: 01/04/2025
Property Type: House (Res)



7 Curley St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 3

Price: \$2,055,000
Method: Private Sale
Date: 13/03/2025
Property Type: House
Land Size: 722 sqm approx

Account - Buxton



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