

# 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 Sara Avenue, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,800,000

&

\$1,900,000

### Median sale price

Median price

\$1,505,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

07/05/2024

to

06/05/2025

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	64a Marriage Rd BRIGHTON EAST 3187	\$1,900,000	23/04/2025
2	131b Dendy St BRIGHTON EAST 3187	\$1,885,000	22/03/2025
3	80 Marriage Rd BRIGHTON EAST 3187	\$1,750,000	20/03/2025

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:

07/05/2025 11:31



 4  2  2

**Property Type:** House (Res)

**Land Size:** 470 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median Townhouse Price**

07/05/2024 - 06/05/2025: \$1,505,000

## Comparable Properties



**64a Marriage Rd BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 23/04/2025

**Property Type:** Townhouse (Res)



**131b Dendy St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,885,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** Townhouse (Res)



**80 Marriage Rd BRIGHTON EAST 3187 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 20/03/2025

**Property Type:** Townhouse (Single)