

# 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

554 New Street, Brighton Vic 3186

### Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,300,000

Property Type Unit

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	39a Sycamore Gr BALACLAVA 3183	\$1,375,000	10/04/2024
2	71 Byron St ELWOOD 3184	\$1,280,000	04/05/2024
3	2a Meredith St ELWOOD 3184	\$1,235,000	12/04/2024

**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:

03/06/2024 10:30



 2   
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  3

**Property Type:** House (Res)

**Land Size:** 325 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Unit Price**

Year ending March 2024: \$1,300,000

## Comparable Properties



**39a Sycamore Gr BALACLAVA 3183 (REI)**

Agent Comments

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  -

**Price:** \$1,375,000

**Method:** Sold Before Auction

**Date:** 10/04/2024

**Property Type:** House (Res)



**71 Byron St ELWOOD 3184 (REI)**

Agent Comments

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  1

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** House (Res)



**2a Meredith St ELWOOD 3184 (REI/VG)**

Agent Comments

 2   
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  1

**Price:** \$1,235,000

**Method:** Private Sale

**Date:** 12/04/2024

**Property Type:** Townhouse (Single)

**Land Size:** 107 sqm approx

Account - RT Edgar | P: 03 9826 1000