

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 MILROY STREET BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,445,000

Property type

House

Suburb

Brighton East

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 47 TREVELYAN STREET ELSTERNWICK VIC 3185 | \$2,270,000 | 03-Jun-23 |
| 4 NEWHAM GROVE ORMOND VIC 3204 | \$2,325,000 | 14-Nov-22 |
| 20 CHALMERS STREET MCKINNON VIC 3204 | \$2,220,000 | 01-Apr-23 |

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 6 months.~~

This Statement of Information was prepared on: 22 January 2024



**47 TREVELYAN STREET
ELSTERNWICK VIC 3185**

🛏 5 🚿 3 🚗 2

Sold Price **\$2,270,000** Sold Date **03-Jun-23**

Distance **1.24km**



**4 NEWHAM GROVE ORMOND VIC
3204**

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Sold Price **\$2,325,000** Sold Date **14-Nov-22**

Distance **2.31km**



**20 CHALMERS STREET MCKINNON
VIC 3204**

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Sold Price **\$2,220,000** Sold Date **01-Apr-23**

Distance **3.03km**



**23 MALANE STREET BENTLEIGH
EAST VIC 3165**

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Sold Price **\$2,360,000** Sold Date **08-Nov-22**

Distance **4.12km**



**204 THOMAS STREET HAMPTON
VIC 3188**

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Sold Price **\$2,220,000** Sold Date **26-Feb-23**

Distance **4.43km**



**233 KOOYONG ROAD
ELSTERNWICK VIC 3185**

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Sold Price Sold Date **15-Nov-22**

Distance **2.43km**

RS = Recent sale

UN = Undisclosed Sale

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**21 SCOTT STREET CAULFIELD
SOUTH VIC 3162**

 5  3  3

Sold Price **\$2,367,000** Sold Date **12-Nov-22**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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