

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

8 Pearson Street, Brighton Vic 3186

Indicative selling price

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

Single price \$2,300,000

Median sale price

Median price \$3,267,500

Property Type House

Suburb Brighton

Period - From 01/07/2023

to 30/06/2024

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	8 Berkeley Gr BRIGHTON EAST 3187	\$2,275,000	20/06/2024
2	11 Billson St BRIGHTON EAST 3187	\$2,060,000	11/05/2024
3	9 Curzon St BRIGHTON EAST 3187	\$2,420,000	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:

27/07/2024 12:16

8 Pearson Street, Brighton Vic 3186



3 1 2

Property Type: House
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000
Median House Price
Year ending June 2024: \$3,267,500

Comparable Properties



8 Berkeley Gr BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$2,275,000
Method: Private Sale
Date: 20/06/2024
Property Type: House (Res)
Land Size: 604 sqm approx



11 Billson St BRIGHTON EAST 3187 (RE/VG)

Agent Comments

3 1 3

Price: \$2,060,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 627 sqm approx

9 Curzon St BRIGHTON EAST 3187 (RE/VG)

Agent Comments

3 1 1

Price: \$2,420,000
Method: Private Sale
Date: 12/04/2024
Property Type: House (Res)
Land Size: 673 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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