

# 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

2/756 Hawthorn Road, 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)

Single price

\$1,295,000

### Median sale price

Median price

\$1,530,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

09/11/2023

to

08/11/2024

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	4/60-62 Milroy St BRIGHTON EAST 3187	\$1,240,000	05/10/2024
2	7/38 Union St BRIGHTON EAST 3187	\$1,350,000	29/08/2024
3	2/111 Thomas St BRIGHTON EAST 3187	\$1,300,000	18/06/2024

**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:

09/11/2024 11:07



 3  2  2

**Property Type:** Townhouse  
(Single)

[Agent Comments](#)

**Indicative Selling Price**  
\$1,295,000

**Median Townhouse Price**  
09/11/2023 - 08/11/2024: \$1,530,000

## Comparable Properties



**4/60-62 Milroy St BRIGHTON EAST 3187 (REI)**

[Agent Comments](#)

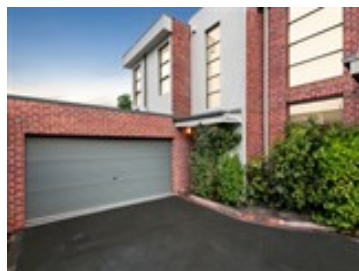
 3  2  2

**Price:** \$1,240,000

**Method:** Private Sale

**Date:** 05/10/2024

**Property Type:** Townhouse (Res)



**7/38 Union St BRIGHTON EAST 3187 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 29/08/2024

**Property Type:** Townhouse (Res)

**Land Size:** 191 sqm approx



**2/111 Thomas St BRIGHTON EAST 3187 (REI/VG)**

[Agent Comments](#)

 3  2  3

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 18/06/2024

**Property Type:** Townhouse (Res)

**Account - Buxton** | P: 03 9555 0622 | F: 03 9532 2234