

# 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

5 Ebden 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 \$2,500,000

&

\$2,750,000

### Median sale price

Median price \$3,162,750

Property Type House

Suburb Brighton

Period - From 01/01/2023

to 31/12/2023

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	42 Ebden St BRIGHTON 3186	\$2,955,000	24/10/2023
2	15 Cowper St BRIGHTON 3186	\$2,900,000	12/09/2023
3	100 Martin St BRIGHTON 3186	\$2,850,000	01/11/2023

**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:

29/02/2024 11:28



3   -  

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 668.099 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,700,000 - \$2,950,000  
**Median House Price**  
Year ending December 2023: \$3,162,750

## Comparable Properties



**42 Ebden St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

4   2   1

**Price:** \$2,955,000  
**Method:** Sold Before Auction  
**Date:** 24/10/2023  
**Property Type:** House (Res)  
**Land Size:** 468 sqm approx



**15 Cowper St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

4   1   1

**Price:** \$2,900,000  
**Method:** Private Sale  
**Date:** 12/09/2023  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx



**100 Martin St BRIGHTON 3186 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,850,000  
**Method:** Auction Sale  
**Date:** 01/11/2023  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400