

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

14 Noel Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$2,150,000

Property Type House

Suburb Brighton East

Period - From 01/07/2024

to 30/06/2025

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	189 Thomas St BRIGHTON EAST 3187	\$1,585,000	09/04/2025
2	56 Landcox St BRIGHTON EAST 3187	\$1,700,000	21/03/2025
3			

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:

26/08/2025 18:32

Michael Hingston
9194 1200
0412 922 488

michaelhingston@jellisrcraig.com.au

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

Year ending June 2025: \$2,150,000



4 2 2

Property Type: House

Comparable Properties



189 Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 1

Price: \$1,585,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 724 sqm approx



56 Landcox St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 3

Price: \$1,700,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 604 sqm approx

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.