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

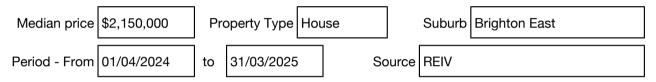
595 Nepean Highway, Brighton East Vic 3187

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$1,450,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	33 Blanche St BRIGHTON EAST 3187	\$1,500,000	01/03/2025
2	29 Jean St MCKINNON 3204	\$1,450,000	15/02/2025
3	411 North Rd CAULFIELD SOUTH 3162	\$1,500,000	29/11/2024

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:

24/05/2025 15:53









Property Type: House

Indicative Selling Price \$1,450,000 Median House Price Year ending March 2025: \$2,150,000

Comparable Properties

	33 Blanche St BRIGHTON EAST 3187 (REI) Image: 1 3 Image: 2 Price: \$1,500,000 Method: Auction Sale Date: 01/03/2025 Property Type: Townhouse (Res)	Agent Comments
unte	29 Jean St MCKINNON 3204 (REI/VG) 2 1 2 2 Price: \$1,450,000 Method: Private Sale Date: 15/02/2025 Property Type: House (Res) Land Size: 567 sqm approx	Agent Comments
And the second sec	411 North Rd CAULFIELD SOUTH 3162 (REI/VG) 5 3 3 Price: \$1,500,000 Method: Sold Before Auction Date: 29/11/2024 Property Type: House (Res) Land Size: 785 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9194 1200



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