# 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

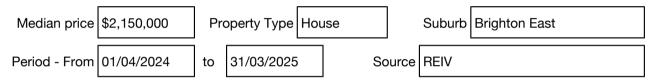
595 Nepean Highway, Brighton East Vic 3187

## Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
--	-----------	-----------	------------	-------------	---------------	--------------

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.