

# 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 meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,450,000

### Median sale price

Median price

\$2,150,000

Property Type

House

Suburb

Brighton East

Period - From

01/04/2024

to

31/03/2025

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	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



3 1 1

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)

Agent Comments

3 3 2

Price: \$1,500,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Townhouse (Res)



29 Jean St MCKINNON 3204 (REI/VG)

Agent Comments

2 1 2

Price: \$1,450,000

Method: Private Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 567 sqm approx



411 North Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

5 3 3

Price: \$1,500,000

Method: Sold Before Auction

Date: 29/11/2024

Property Type: House (Res)

Land Size: 785 sqm approx

Account - Jellis Craig | P: 03 9194 1200